

# 218A Holbeck St, Doubleview, WA, 6018

## Sold House

Wednesday, 21 June 2023

218A Holbeck St, Doubleview, WA, 6018

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## LIVE LIFE IN THE FAST LANE!

With gated access via both Holbeck Street and the privacy of Carlton Lane at the rear, this contemporary light-filled 4 bedroom 2 bathroom residence encourages low-maintenance "lock-up-and-leave" living for all involved - with a flexible and versatile floor plan quite simply an added bonus.

Downstairs, a light and bright open-plan living, dining and kitchen area is kept comfortable all year round by split-system air-conditioning, whilst playing host to an under-stair storeroom and a sliding door to access the large paved north-facing outdoor-entertaining courtyard with. A spacious master suite is the pick of the carpeted bedrooms and can be found off the living space, coming complete with a walk-in wardrobe and an intimate ensuite bathroom with a shower, toilet and vanity.

Upstairs, a huge carpeted loft doubles as either a fourth bedroom or studio with a striking cathedral-style ceiling, split-system air-conditioning, built-in-robe and hanging space and benefitting from the best of the morning sunshine and pleasant tree-lined inland views. From the right-of-way, you can access the double lock-up garage, with the possibility of driving through to the courtyard to park an extra car. Furthermore, there is additional driveway and verge parking space for between 2-3 extra vehicles, off the laneway.

A sense of tranquillity accompanies this delightful abode that is within a stone's throw of food and coffee options along both Scarborough Beach Road and Sackville Terrace, with bus stops, lush local parks, St Dominic's Primary School around the corner, the International School of Western Australia, beautiful Scarborough Beach and the newly-completed multi-million-dollar Karrinyup Shopping Centre redevelopment just minutes away in their own right. The convenience of the freeway, Stirling Train Station, more shopping at Primewest Gwelup and Westfield Innaloo, Churchlands Senior High School, Hale School, Newman College and even St Mary's Anglican Girls' School are all within a very close proximity, making this fabulous location second-to-none!

## AT A GLANCE

4 bedrooms, 2 bathrooms

Remote-controlled double lock-up garage with internal shopper's entry and drive-through access to the back courtyard

Open-plan living, dining and kitchen area downstairs

Simpson gas-cooktop and oven (separate) appliances

Euro range hood

Double kitchen sinks

Storage pantry

Spacious north-facing entertaining courtyard, off the living space and garage

Lower-level master suite

Carpeted downstairs 2nd/3rd bedrooms, off the entry

Separate bath and shower to the main lower-level bathroom

Large upstairs 4th bedroom, loft or studio - you decide

Functional laundry with a double linen press, separate 2nd toilet and external/side access

Under-stair storage

Bamboo floorboards

Split-system air-conditioning

Security-alarm system

Security-door entrance

Gas hot-water system

Extra driveway/verge parking space, off the sealed laneway

Side-gate access to the garden and courtyard areas, from both Carlton Lane and Holbeck Street

Built in 2004 (approx.)

## LOCATION

250m to nearest bus stop

700m to St Dominic's Primary School

900m to Doubleview Fresh IGA

1.1km to the International School of Western Australia

1.2km to Doubleview Primary School (optional intake area)

1.2km to Newborough Primary School (optional intake area)

1.4km to Karrinyup Leisure Centre

2.0km to Stirling Train Station

2.2km to Karrinyup Shopping Centre

2.3km to Westfield Innaloo

3.1km to Scarborough Beach

3.3km to Churchlands Senior High School (optional catchment zone)

13.1km to Perth CBD

Disclaimer - Whilst every care has been taken in the preparation of this advertisement, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters