

259A Herbert Street, Doubleview, WA 6018

EDISON McGRATH

House For Sale

Wednesday, 17 April 2024

259A Herbert Street, Doubleview, WA 6018

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Richard Clucas
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Mid \$1millions

The Opportunity: Located south of Scarborough Beach Road, 259A Herbert Street epitomises modern, low-maintenance living. Custom designed and built in 2022, this residence ensures seamless flow from the spacious indoor living area through stacker doors to its well-appointed alfresco with built-in BBQ, perfect for year-round enjoyment. Its suspended slab and double brick construction, coupled with timeless finishes, blend style with optimal comfort and a practical layout. Just steps from Doubleview IGA, great schools and popular cafes – convenience is truly at your fingertips. The property's intelligent design features two expansive living areas across two levels, including a well-appointed guest suite with an ensuite on the ground floor. The wraparound kitchen is a dream, with stone benchtops, waterfall ends, hexagon tile splashback, and high-end appliances, all of which are sure to delight your home chef. Upstairs, the stairway leads to an additional spacious living area with north facing highlight windows providing an abundance of natural light internally. The master suite boasts a double shower ensuite and custom walk-in robe, complemented by two additional spacious bedrooms and a chic main bathroom adorned with quality finishes. The attention to detail in this home is unparalleled, from the ornate cornicing, high skirting and hardwearing engineered timber flooring; to the reverse cycle ducted air conditioning, convenient outdoor shower and bi-fold doors that open to the north-facing alfresco area. Every aspect is crafted with quality and comfort in mind. Joining this vibrant and welcoming neighbourhood, known for its strong sense of community and lifestyle, you'll discover a beautifully crafted home. Don't miss the opportunity to make this residence your own.

The Features:

- Built in 2022
- 290sqm Survey Strata block
- Double brick and suspended slab construction
- Open plan kitchen, living and dining with stacker doors to alfresco
- Kitchen with stone benchtops, waterfall ends, hexagon feature tile splashback, upper and lower cabinetry, double door pantry and breakfast bar
- Westinghouse 5 burner gas cooktop and 900mm oven, and Bosch integrated dishwasher
- North facing undercover, exposed aggregate alfresco with built in BBQ and ceiling fan
- Guest bedroom downstairs with ensuite, walk-in robe and shutters
- Guest ensuite with stone benchtops, full height tiling, rainwater showerhead shower, raised vessel sink and separate toilet
- Spacious second living area upstairs
- Master bedroom upstairs with ensuite, feature wall panelling and walk-in robe with custom drawers and cabinetry
- Master ensuite with full height tiling, stone benchtop, double shower, vessel sinks, feature arch mirror and separate toilet
- Bedrooms 3 & 4 upstairs with double mirror built-in robes
- Main bathroom with stone bench tops, full height tiling, free-standing bath, shower and feature arch mirror
- Outdoor shower
- Touch screen/phone app controlled reverse cycle ducted air-conditioning
- Engineered timber flooring
- Touch screen/phone app controlled alarm system
- 6kw PV Solar System
- Reticulated garden
- Under stair storage
- Double garage with additional storage, fixed shelving and bench

The Lifestyle:

- 130m International School of WA
- 180m Folk and Merchant café
- 240m Doubleview IGA/Shops
- 260m Bus Stop
- 450m Doubleview Primary School (catchment)
- 500m Munro Reserve
- 2.3km Scarborough Beach Foreshore
- 3.1km Karrinyup Shopping Centre
- 3.4km Hale School
- 3.5km Churchlands Senior High School (catchment)
- 3.7km St Mary's Anglican Girls School
- 4.1km Freeway/Stirling Train Station

The Outgoings:

- Water Rates: \$tbc
- Council Rates: \$tbc

Contact Richard Clucas TODAY for more information: P: 0400 412 824 E: richard@edisonmcgrath.com.au

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