

288A Hancock Street, Doubleview, WA 6018

EDISON **McGRATH**

House For Sale

Friday, 14 June 2024

288A Hancock Street, Doubleview, WA 6018

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 494 m2

Type: House



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All offers by Tuesday 25th June, 12pm

All offers by Tuesday 25th June, 12pm (the seller reserves the right to accept an offer prior to this date) The Opportunity: You could be forgiven for thinking you are walking the path to a Balinese resort as you pass through the frangipani-framed driveway to 288A Hancock Street. This carefully crafted home sits on a generous 494sqm Survey Strata block, providing a tranquil escape with unique architectural detail and lush surroundings. Moments from Scarborough Beach, its quaint location is walking distance to parks, top schools, great coffee shops and array of bars, providing a balanced lifestyle of relaxation and convenience. Inside, the large open-plan kitchen invites family entertaining with high-end appliances and a bespoke island bench with wine storage. The adjoining family room, with a decorative recessed timber ceiling, opens to a resort-style alfresco area. The timber vaulted ceiling with downlights and fan provides a lofty open feel, with the pizza oven and plunge pool providing year-round enjoyment. Whilst the accommodation is split across the two levels, it's the upstairs that hosts the master bedroom, with lavish ensuite and full-length built-in robe which spills to a spacious balcony, perfect for relaxing afternoons on the day bed. The additional living with tree top views provides access to the balcony too, in addition to the second bedroom. The two bedrooms downstairs with built-in robes and ceiling fans share the main bathroom with full height tiling and custom timber carved vanity. From its engineered oak flooring and thoughtful Balinese accents, to the meticulously landscaped gardens filled with citrus trees, every detail underscores a commitment to quality. With the added benefits of solar power and a double garage with storeroom, this home is ready to become your own private escape in the heart of Doubleview. The Features: • 494sqm Survey Strata block • Double brick and tile construction • Open plan kitchen, dining and living room with opening to undercover alfresco • Kitchen with resin benchtops, tiled splashback, soft closing cabinetry, appliance cupboard/pantry and island bench with wine rack storage • 600mm gas cooktop, 600mm Bosch electric oven and Miele dishwasher • Large windows in living area with plunge pool view • Paved undercover alfresco with timber vaulted ceiling, plunge pool, built in bench seat, BBQ, bar fridge and pizza oven • Plunge pool with waterfall feature • Second living/retreat upstairs with access to large balcony • Master bedroom upstairs with ensuite, 6-door built in robe, access to balcony, timber feature ceiling and ceiling fan • Ensuite with floor to ceiling marble, spa bath, double shower and toilet • Bedroom 2 upstairs with built-in robe and ceiling fan • Bedrooms 3 & 4 downstairs with built-in robes and ceiling fans • Main bathroom with glass benchtop, floor to ceiling porcelain tiles and shower • Separate toilet with floor to ceiling marble • Split system air-conditioning in downstairs living and upstairs living • Engineered oak flooring • Reticulated front and rear gardens with citrus trees and driveway framed with frangipanis • Under stair storage and multiple linen cupboards • Double garage with storeroom • 6kw Solar PV System The Lifestyle: • 280m Doubleview Primary School (catchment) • 337m Nearest Bus Stop • 550m The Corner Dairy • 550m Bennett Park and Bowls Club • 900m Doubleview IGA and Shops • 2.9km Scarborough Beach Foreshore • 2.9km Churchlands Senior High School (catchment) • 2.9km Hale School • 3.4km Karrinyup Shopping Centre • 3.9km Freeway/Stirling Train Station • 4.4km St Mary's Anglican Girls School The Outgoings: • Water Rates: \$1,749.30 per annum • Council Rates: \$2,406.72 per annum Contact Richard Clucas TODAY for more information: P: 0400 412 824 E: richard@edisonmcgrath.com.au Disclaimer - Whilst every care has been taken in the preparation of this advertisement, prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. The sellers or the agent hold no responsibility for inaccuracies within this advertisement.