

# 3/45 Dover Road, Scarborough, WA 6019



## House For Sale

Wednesday, 17 April 2024

3/45 Dover Road, Scarborough, WA 6019

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 303 m2**

**Type: House**



Jeff Wright

0418907111

**End Date Sale - By 4pm on 30th April!**

ALL OFFERS by 4pm on 30th April 2024 \*. The seller reserves the right to accept offers prior.\*Outstanding desirable Location in South Scarborough with your own VENTNOR PARK straight over the road, and our superb beaches just a walk or small bike ride away. A three bedroom immaculate, all ground level villa with no steps or stairs to worry about. Very low care property with extensive brick paved courtyards. Perfect to live in, rent out or lock up and leave with ease.Has a LOCK UP GARAGE plus more space in front and behind for EXTRA VEHICLE PARKING etc. Quiet and secluded at the rear with excellent easy access and egress. Has large rear private courtyard entertaining area, , plus a storeroom, beside a clever rear access gate, suitable for another vehicle, trailer or maybe a van...? Inside boasting two living spaces of lounge and family / meals area, opening onto covered patio entertaining area, CENTRAL KITCHEN OVERLOOKING THE REAR ALFRESCO SPACE, and semi-ensuite bathroom. Also Includes a reverse cycle air-conditioner, plus ceiling fans and very safe security screens. Built in 1987 of brick and tile construction , this is very solid and in excellent condition.Move right in "as is"....• Council Rates: \$1,845• Water Rates: \$1,273• Land Area: 303sqm• Building Area: 118sqmNO STRATA FEES - only joint insurance, shared by each of the three owner occupiers.Be quick and contact JEFF WRIGHT today on 0418 907 111 or email [jeff@wrightre.com.au](mailto:jeff@wrightre.com.au)