

# 32 Sydenham Road, Doubleview, WA, 6018

## Sold House

Wednesday, 21 June 2023

32 Sydenham Road, Doubleview, WA, 6018

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



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0093418000

## UNDER OFFER

Suits Buyers In The Low To Mid Millions.

Endless possibilities accompany this charming 3 bedroom 1 bathroom home that is stunningly situated on a prime elevated 858sqm (approx.) block with R30 zoning, exciting development potential and breathtaking inland, hill and city views - all sure to be enhanced by any future two-storey build or second-storey addition.

The huge backyard is somewhat of a "blank canvas" with its poinciana and jacaranda trees making a statement at the centre of it all. There is plenty of lush green grass too, as well as heaps of room for a future swimming pool - if you are that way inclined. Also at the rear is a corner garden gazebo for sitting and relaxing under, a delightful pergola, a separate home office/studio with security-door access and a second external room - ideal for use as either a cellar or storeroom/workshop with its own bench.

Upstairs, a fabulous pitched patio-entertaining deck overlooks it all and enjoys the best slice of the extraordinary panoramic vista. It also features a ceiling fan, an outdoor gas bayonet for barbecues and stairs leading down into the yard.

Inside, the spacious formal lounge and dining room sits privately behind double doors and is reserved for those special occasions. It is also kept comfortable by split-system air-conditioning and radiates warmth through its feature gas log fireplace.

The large family room extends out to the patio and is graced by character brickwork, adjacent to a light, bright and central kitchen with double sinks, a range hood, an Ilve gas and electric cooktop, a Smeg oven and a stainless-steel dishwasher of the same brand. The inland outlook from the kitchen is amazing, whilst there is space for casual meals within the family room.

All three bedrooms have built-in wardrobes, inclusive of the light-filled front master. A practical bathroom with a separate bath and shower helps cater for everybody's personal needs.

Lush local parklands, bus stops, cafes and restaurants - all are only walking distance away from the enviable South Doubleview location. Beautiful Scarborough Beach and the newly-completed multi-million-dollar Karrinyup Shopping Centre redevelopment are just minutes away in their own right, with the freeway, Stirling Train Station, more shopping at Woodlands and Westfield Innaloo, picturesque Jackadder Lake and top schooling options - including Doubleview Primary School, the International School of Western Australia, Churchlands Senior High School, Hale School, Newman College and St Mary's Anglican Girls' School - are all within a very close proximity. What a position, what a lifestyle, what an opportunity!

## AT A GLANCE

3 bedrooms, 1 bathroom

Amazing elevated Perth city, Perth hills and inland/suburban views

Patio/portico entrance

Pitched outdoor patio-entertaining deck with a picture-postcard panorama

Parquetry wooden flooring to the entry

Timber staircase treads and railings

New carpet throughout

Large formal front lounge/dining room with a fireplace and split-system air-conditioning

Spacious family room with patio access

Central kitchen with a dishwasher and a slice of the mesmerising vista

Light and bright front master bedroom with ample built-in wardrobes/storage, plus split-system air-conditioning

Second bedroom with a built-in desk and built-in robes/storage  
Huge third bedroom with a desk, BIR's/storage options and stunning views to the hills  
Separate bath and shower in the bathroom  
Separate toilet, off the laundry  
Security-door access from the laundry, out to the side of the property  
Built-in hallway storage  
External office/studio with a desk/bench - great for arts and crafts  
Separate cellar/utility room at the rear of the house  
Generous backyard with lawn and a corner garden gazebo  
Feature ceiling cornices  
Security screens  
Bosch instantaneous gas hot-water system (with temperature controls)  
Large single-width under-croft lock-up garage with a side storage area, a workshop area with a bench, double-gate access to the backyard and internal shopper's entry  
Established trees in the backyard - offering plenty of shade  
Lush front-yard lawns  
Front reticulation  
Rainwater tank  
Huge 858sqm (approx.) block with gated pedestrian access from the rear laneway  
R30 zoning - exciting subdivision/development potential

## LOCATION

150m to nearest bus stop  
800m to Doubleview Primary School  
1.1km to the International School of Western Australia  
1.2km to Jackadder Lake  
1.3km to Doubleview Fresh IGA  
1.7km to Westfield Innaloo  
2.3km to Churchlands Senior High School (catchment zone)  
2.5km to Stirling Train Station  
3.2km to Karrinyup Shopping Centre  
3.3km to Scarborough Beach  
10.7km 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