

**45 Pingrup Lane, Scarborough, WA 6019**



**Unit For Sale**

Friday, 1 March 2024

45 Pingrup Lane, Scarborough, WA 6019

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 98 m2**

**Type: Unit**



John Chenney  
0421030398

**\$599 - \$629K**

**\*\*RVSP Home open by appointment only (Unless display) Please RSVP register for home open! Rental income currently at \$750- \$780/ week\*\*** Tenanted property. Minimum 3 days notice to access the property. (Unless display) Please read information below. Strata levies and rates disclosed below. We will try our best to reply your enquiry via email/sms/call.

Suit buyers in the early/LOW \$600K's. Thank you for viewing another quality listing by John Chenney from J Chenney Real Estate @ realtyNeeds no introduction to this highly sought after suburb, which is close to Scarborough beach, up market shopping centres, close to city and all amenities! Team Chenney is pleased to present you this modern 2 bed, 2 bath, with 1 car space located in the heart of Scarborough. This quality complex is modern and has ample parking for visitor and resident. All shops are located in close proximity and a short walk by foot. Wake up every day to forever Oceanview! 2 bedroom, 2 bathroom residence, with a spacious 98m<sup>2</sup>. Under cover car bay with a 2.2m<sup>2</sup> (approx.) store room space. Low maintenance, secured complex and great for first homebuyer/investor/downsizer. Features you will love: -3-4 mins drive to the beach - Quiet neighborhood - Ocean view at the balcony - Small complex of 6 - Modern and contemporary kitchen - stainless steel appliances - dishwasher - sleek tiled splash backs - breakfast bar - High ceiling and stone bench top - Functional, light and bright open plan living area opening onto the superb balcony perfect for entertaining and enjoying the ocean views. Master bedroom includes mirrored built-in robes, a/c and private ensuite bathroom with stone bench top. Bedrooms features mirrored built-in robes and a/c. Main bathroom with stone bench top, large shower and w/c. Reverse cycle split system air conditioning. Double glazed windows throughout. Lock up storage room (approx. 4m<sup>2</sup>). Own carport plus visitors bays. Small complex of only six apartments. Situated in a convenient location only minutes walk from local restaurants, cafes, shopping and public transport. A few minutes drive to our iconic Scarborough Beach foreshore, Karrinyup and Innaloo Shopping Centres and lush parks. Within the catchment for some of the best schools Perth has to offer. Build date: 2017 Total size: 98m<sup>2</sup> Internal size: 61m<sup>2</sup> Council rates: \$1770.87/ year Strata levies: \$716.83/quarter Market rental: \$750 - \$780/ week. Please contact Team Chenney for more information/RSVP viewing/ obtain offer documents on 0421 030 398 or [jchenney@atrealty.com.au](mailto:jchenney@atrealty.com.au). Legend (Walk score): -Karrinyup shopping centre 4 kms - Scarborough Beach 1.5kms - Park 500m - Local shops 200m - Schools 1km - Perth 15kms - Airport 23kms. Do not miss out, contact The team at J Chenney real estate on: 0421 030 398 for viewing or submit an offer. Interstate buyers are welcome to view via video view/ WhatsApp. Don't delay, call Team Chenney for a private tour ..... NOW! \*Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Some photos are for illustrational purposes only. Please always check with the sales representative for more accurate information about the property. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.