

6A Southbourne Street, Scarborough, WA 6019



House For Sale

Saturday, 13 April 2024

6A Southbourne Street, Scarborough, WA 6019

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 218 m2

Type: House



James Drummond

0892030777

Set Date Sale

Set Date Sale - All Offers Closing Tuesday 23rd April (owners reserves the right to sell prior without notice) All Offers Presented. Combining the elegance of modern living with the charm of coastal tranquility, 6A Southbourne Street, Scarborough presents a unique opportunity to secure a beautiful street-front, green-title home, nestled on a quiet street and only a short walk to one of Perth's best beaches, restaurants, and bars. Boasting three bedrooms, two bathrooms, open-plan living, and serene outdoor areas across two levels, every detail has been meticulously crafted to offer a stylish and sophisticated living experience. Stepping into a haven of light, the entryway promises an inviting first impression with stunning stone cladding and a wood-lined portico. Solid timber flooring leads the way to the open-plan lower level, where floor-to-ceiling windows reveal a central courtyard, bringing the outside in and creating a peaceful atmosphere. Bathed in natural light, the spacious kitchen, living and dining area seamlessly extends to the north-facing courtyard through sliding doors, ensuring gatherings with friends and family feel intimate yet expansive and offering the perfect blend of indoor and outdoor living. Ascend the floating timber staircase to discover a bright landing, perfect for use as a second living area or central relaxation zone. Complete with wall-mounted surfboard storage so when you're not hitting the waves, your boards can be neatly stored and on display; a true quintessential Scarborough abode. The master bedroom is absolutely breathtaking, with a captivating wood-lined pitched ceiling, floor-to-ceiling windows, expansive wardrobes, private ensuite and sliding door access onto the front balcony, promising serene seabreezes, beautiful sunsets and moments of relaxation. The two minor bedrooms echo the home's coastal ambiance with built-in robes, light-filled windows and convenient access to the main bathroom, these versatile spaces are ideal as kids bedrooms, guest rooms, or a bright home office.

What we love -- Street-front home on green title block.- Located on a quiet street less than 500 meters walk from Scarborough Beach and the ever-popular Esplanade Cafe & Restaurant strip.- Open-plan downstairs living, dining and kitchen area overlooking and opening onto courtyard.- Entertainer's kitchen with stone benchtops, glass splashback, ample preparation and storage space, and feature pendant lighting. Fully equipped with quality stainless-steel appliances including built-in oven, gas cooktop, built-in rangehood, double sink and pull-out tap, and double drawer dishwasher.- North-facing courtyard with low-maintenance retained gardens, herb garden and gas connection for a barbecue.- Tiled laundry with stacked washer/dryer space, generous storage and separate powder room.- Floating timber staircase to upper level landing and living room, with access onto front balcony, gas bayonet, built-in storage, surfboard storage and pull-down ladder to additional storage area in the attic.- Generous front balcony with tiled flooring, pitched wood-lined ceiling and roof garden.- Stunning master suite with pitched ceiling, floor-to-ceiling windows, built-in sliding robes fitted with internal storage and central TV nook, and carpet flooring throughout.- Private ensuite bathroom with spa bathtub, separate shower with rain head and handheld options, modern vanity with stone benchtops, ample storage, separate WC and full-height tiling throughout.- Two well-sized minor bedrooms with built-in robes, carpet flooring and access to fully tiled main bathroom including a corner shower, expansive vanity and stone benchtops, and toilet.- Remote access and fully secured double garage with internal lockable storeroom. New white panel garage door on order and will be fitted prior to handover.- Secure gated front yard, including low maintenance gardens, with wrap-around access to rear courtyard and drying courtyard, with new fold-down washing line.- Reticulated sprinklers with programmable controller.- Recently repainted internally and externally, and featuring sanded/repolished solid timber flooring throughout main living areas.- Other property features include: ducted reverse cycle air-conditioning, LED downlighting, WiFi enabled external lights, entry door key pad/finger print & fob access, roller blinds to all sliding doors and windows, under-stair storage with internal power points, additional upstairs linen cupboard and gas hot water system, front door

What to know -- be confident, the sellers want their property SOLD. They have made it available for all buyers' circumstances and requested all offers be presented to find the next lucky owner.- the main features of the home include open plan living, dining and kitchen, private north-facing courtyard, three bedrooms, two bathrooms, three toilets, laundry, double remote access garage, and lockable storeroom.- the property was built 2005 with a land area of approx 218sqm, and building area of approx 174sqm, and is situated in the City of Stirling.- fantastic investment opportunity with estimated rental return of approx \$1,200 per week.- Water Rates: \$1,566.86 per annum approx.- Council rates: \$2,456.98 per annum approx.

Who to talk to -- to find out more about this property or to register your interest contact James Drummond on 0422 043 344 or email jdrummond@realmark.com.au

PLEASE NOTE: ** Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent. Interested parties are encouraged to carry out their own due diligence in respect of this property prior to putting in an offer.