

# 7/40 Brighton Road, Scarborough, WA 6019

## Sold Townhouse

Sunday, 13 August 2023

7/40 Brighton Road, Scarborough, WA 6019

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 154 m<sup>2</sup>**

**Type: Townhouse**

**\$790,000**

Beautifully presented, this 3-bedroom 2-bathroom townhouse is located at the rear of this very well-maintained group and features 3 living zones, a north facing courtyard and lock up garage. Best of all you're only 500 metres to Brighton Beach. Just imagine living here in summer - its paradise! You'll love the practical layout of the home starting with the tiled entry that leads into the family room, the formal lounge accessed through double doors and the light filled kitchen and dining that overlooks the courtyard. The garage has a loft for storage and an access door to the courtyard. Its many features include: 3 bedrooms, master with ensuite All bedrooms have built in robes Family bathroom with separate bath & shower Separate WC & Linen press upstairs Ducted R/V (installed 2021) to all upstairs bedrooms Spacious kitchen with Gas cooktop, under bench oven, dishwasher and pantry. Dining area off kitchen that opens onto courtyard Separate family room Separate formal lounge 3rd toilet off the laundry Single garage, remote access Lockable brick storeroom Gas storage HWS Council Rates: \$2049 approx Water Rates: \$1366 approx Strata fees: \$825 quarter 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