

8/37 Joyce Street, Scarborough, WA 6019



Villa For Sale

Friday, 19 April 2024

8/37 Joyce Street, Scarborough, WA 6019

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Villa



Rob Walker
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Tom Walker
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UNDER OFFER

Nestled within a charming complex of eight homes, this street front villa offers a delightful blend of modern comfort and convenient living. With two bedrooms and a family bathroom, this property welcomes you with a crisp, contemporary aesthetic and thoughtful design. The open plan layout seamlessly integrates the kitchen, dining, and living areas, providing a versatile space for relaxation and entertaining. Whether you're enjoying a cosy night in or hosting guests, this inviting atmosphere caters to your every need. Outside, a spacious north-facing outdoor area awaits, complete with a small, grassed area and a striking feature frangipani tree. Perfect for soaking up the sunshine or enjoying alfresco dining, this private oasis offers a serene retreat from the hustle and bustle of daily life. The home enjoys close proximity to the beachfront precinct, local restaurants, and Abbett Park reserve ensuring that all amenities are within easy reach.

THE PROPERTY:* Renovated open plan living, dining, and kitchen area with feature skylight and reverse cycle air conditioner.* Sleek modern kitchen with warm wooden benchtops, pristine white cabinetry, electric oven, induction cooktop, integrated dishwasher, and breakfast bar.* Spacious light-filled master bedroom with built-in robes, and reverse cycle air conditioner.* Large second bedroom.* Quality blinds, fixtures and flooring throughout.* Family bathroom with bath, shower, vanity and a separate WC.* Modern laundry with wooden benchtops and plenty of cabinetry.* Low maintenance beautifully paved outdoor area with a northern aspect, small grassed area with a feature frangipani and secure front gated access.* Gas hot water system.* Single carport.* Street front home in a small complex of eight.

THE LIFESTYLE:* 240m to Abbett Park Reserve – a huge grassy space.* 550m to Scarborough Tennis Club.* 650m to Scarborough Primary School.* 750m walk to the Scarborough Beachfront precinct with restaurants, bars, shopping, markets, the Scarborough Beach Pool, and pristine Scarborough Beach – one of Perth's best surf beaches.* 800m to the Scarborough Sports and Community Club.* Close to nearby Italian and Chinese restaurants.* Close to arterial roads.

Strata Fees:* \$500 per quarter. Tenanted until 26th September 2024. All offers by Wednesday 24 April - 4pm, seller reserves the right to sell prior. Please call exclusive listing agents Rob Walker on 0410 144 211 or Tom Walker on 0450 911 298 for more information. Disclaimer: Whilst every care has been taken with the preparation of the details contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.