

**9/40 Brighton Road, Scarborough, WA 6019**

**central**

**Sold Townhouse**

Friday, 8 September 2023

9/40 Brighton Road, Scarborough, WA 6019

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 250 m2**

**Type: Townhouse**

**\$820,000**

You will love living so close to the water. Enjoy early mornings swimming at the beach during summer, with sunset drinks each day on your return home. This spacious home is located in a prime position, just 500m from the sand! Positioned at the rear of a small group, you will enjoy being away from street noise. The house has an abundance of space, with two open plan living areas, both with direct garden access, on the ground floor. There is a large private walled courtyard which enjoys unimpeded northern light, including a cathedral-roof pergola allowing for year round outdoor use. Bedrooms are large, with built in mirror door robes, and the master suite enjoys an upstairs balcony with treed inland views. There is an abundance of storage, both inside, within the large lockup shed, and in the roof of the lock up garage. Parking for a second car is provided in a car bay adjacent to the property. Scarborough Primary is about 0.6km away, as are the Brighton Road strip shops, Luna Shopping Centre and the Scarborough beach pool. Churchlands SHS is within easy reach as is the Karrinyup Shopping Precinct. The property is leased until 16 November with tenants who are interested to stay on. Features include: - Spacious kitchen with stone benchtop - Gas cooktop - Bosch Dishwasher - Split system RC AC to downstairs living/meals - Separate laundry - Downstairs powder room - Open study area upstairs - Split system AC to master suite - Ceiling fans to second and third bedroom - Family bathroom upstairs with bath and separate toilet - Spacious ensuite to master bedroom - Single garage with remote access Council rates \$2,032.61 pa Water rates \$1,384.13 pa Strata admin levy \$625.00 pq Strata reserve levy \$125.00 pq \*Note that photos are file photos only, to avoid showing tenant furnishings. Please visit the property to view exact presentation. DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, neither the Agent nor the Seller guarantee their accuracy. The particulars of this advertisement are supplied for general information only and shall not be taken as representation in any respect on the part of the Seller or their Agent nor form part of any contract. Prospective clients should carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.