

190 Ravenscar Street, Doubleview, WA 6018

EDISON **McGRATH**

House For Sale

Wednesday, 10 July 2024

190 Ravenscar Street, Doubleview, WA 6018

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 346 m2

Type: House



Richard Clucas

0400412824

Low \$1millions

All offers presented by Tuesday 23rd July 2023, 2pm (the seller reserves the right to accept an offer prior to this date) The Opportunity: From the delightful 'down south' vibe of the timber verandah, lush lawn and peppermint tree, to the spacious modern kitchen, every corner of 190 Ravenscar St invites relaxation and enjoyment. Set behind a private tree-lined picket fence on a 346sqm survey strata corner block, this single-level character home provides a spacious outdoor setting and is a short distance from Bradley Reserve, The Corner Dairy, IGA, and other essential amenities. The heart of the home is the expansive kitchen and dining room, equipped with modern appliances, ample bench space, and a unique butler's pantry-style laundry integration. This space benefits from abundant natural light throughout the day with north facing windows. The living which looks out to the verandah and garden area showcases a feature fireplace, further enhancing the warmth and attraction of this room. The home includes three bedrooms, with the master featuring a stylish barn door leading to an ensuite with subway tiling and a floating vanity. The additional bedrooms offer flexibility, with the third perfect for use as a study. Benefit from the peace of mind and security that the high picket fence provides, with the vast lawn perfect for kids and pets to play. With its innovative use of space and superb location, this home is a great find for anyone seeking a blend of charm and functionality. The Features: • 346sqm Survey Strata corner block • Brick and tile construction • Open plan kitchen and dining, with a butler's pantry style laundry from kitchen • Kitchen with timber benchtops, overhead and under bench cabinetry and built-in wine rack • 5 burner gas cooktop, 600mm oven, integrated microwave and dishwasher • Separate living room with feature fireplace, split system air-conditioning and double block out blinds • Veranda with composite decking overlooking lawn area • Bedroom 1 with ensuite, split system air-conditioning and built in mirrored robe • Ensuite with barn door entry, subway tiling, combined bath and shower, floating vanity and toilet • Bedroom 2 with built-in robe • Bedroom 3/Study • Main bathroom with shower and toilet • Timber look flooring • Reticulated gardens • Additional storage in laundry nook • Side access to rear • Instantaneous gas hot water system • Two sheds • Carport with remote gated entry The Lifestyle: • 140m Bradley Reserve • 165m Bus Stop • 550m Yuluma Primary School (catchment) • 850m The Corner Dairy/Hilltop Shopping Precinct • 2.0km Karrinyup Shopping Centre • 3.3km Freeway/Stirling Train Station • 3.4km Scarborough Beach Foreshore • 4.0km Churchlands Senior High School (catchment) The Outgoings: • Water Rates: \$1,252.08 per annum • Council Rates: \$1,676.15 per annum Contact Richard Clucas TODAY for more information: P: 0400 412 824 E: richard@edisonmcgrath.com.au Disclaimer - Whilst every care has been taken in the preparation of this advertisement, prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. The sellers or the agent hold no responsibility for inaccuracies within this advertisement.