

**196C Grand Promenade, Doubleview, WA, 6018**

**EDISON McGRATH**

**House For Sale**

Wednesday, 14 August 2024

196C Grand Promenade, Doubleview, WA, 6018

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Contemporary Coastal Living

All offers by Tuesday 27th August 2024, 12pm  
(the seller reserves the right to accept an offer prior)

### The Opportunity:

Located only a short walk from the convenience of Doubleview shops and public transport, 196C Grand Promenade provides all the delights of modern coastal comfort. Combining the simplicity of lock-and-leave living with traditional yet modern design, the only touches you will need are those that are personal to you.

Enjoy the morning sun through the stacker doors, which combines the paved alfresco with the open plan design. The proportions are generous, and the wraparound kitchen offers an abundance of bench space which serves as a breakfast bar for lazy mornings or coffee catchups. The tiled flooring is a practical option and spans across the kitchen, living and dining. Through double doors from the living, the study with timber flooring offers a designated space with plenty of storage, perfect for those that require seclusion for study or working from home.

The generous additional living upstairs serves as an additional entertaining or activity space which connects each of the three bedrooms. Each of the bedrooms upstairs are generous, with the master suite particularly impressive boasting a luxurious open ensuite. The additional two bedrooms have ceiling fans and built-in robes.

With its thoughtful design, premium finishes, and prime location, this is your chance to experience the joy of coastal laneway life.

### The Features:

- Double brick construction
- Open plan kitchen, living and dining with split system air-conditioning
- Wraparound kitchen with stone benchtops, tiled splashback, overhead and under bench cabinetry, pantry and breakfast bar
- 5 burner gas cooktop, 900mm Baumatic oven and Bosch dishwasher
- Stacker doors to paved, partially undercover alfresco
- Gas bayonet to alfresco
- Study from living room with glass double doors
- Powder room downstairs
- Carpet to stairway and first floor
- Second living area upstairs
- Plantation shutters to all first-floor rooms
- Master bedroom with ensuite, split system air-conditioning, ceiling fan and walk-in robe
- Open ensuite with shower, separate bath, double sink vanity and separate toilet
- Bedroom 2 with split system air-conditioning and built-in robe
- Bedroom 3 with built-in robe and ceiling fan
- Main bathroom with shower and separate bath
- Separate toilet upstairs
- External storeroom
- Abundance of storage internally
- Side access to rear
- Double garage with shoppers' entry

### The Lifestyle:

- 250m Nearest Bus Stop
- 290m Pizzaca Caffè/Restaurant
- 600m Munro Reserve

- 950m Doubleview Primary School/The International School of Western Australia
- 2.2km Scarborough Beach Foreshore
- 2.8km Karrinyup Shopping Centre
- 4.0km Churchlands Senior High School
- 4.4km Freeway/Stirling Train Station

The Outgoings:

- Water Rates: \$1,618.74 per annum
- Council Rates: \$2,332.68 per annum

Contact Richard Clucas TODAY for more information:

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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.