

# 197 Flamborough Street, Doubleview, WA 6018

EDISON **McGRATH**

## House For Sale

Saturday, 29 June 2024

197 Flamborough Street, Doubleview, WA 6018

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 645 m2**

**Type: House**



Richard Clucas

0400412824

## All offers by Wednesday 10th July, 4pm

All offers by Wednesday 10th July 2024 at 4pm (the seller reserves the right to accept an offer prior to this date) The Opportunity: If you enjoy weekends away down South as much as you enjoy resort style living, this home is for you! Blend the classic weatherboard look, Jarrah flooring, wood burner and neatly hedged gardens with a large below ground pool, day beds and tropical landscaped gardens - the stage is set. Welcome to 197 Flamborough Street Doubleview. Behind the manicured gardens, the front door opens into a bright entryway where north-facing windows filter light into a cosy living room, complete with wood burner. At the heart of the home, the wrap-around kitchen with breakfast bar is equipped with a Smeg 5 burner freestanding oven, dishwasher, plenty of storage and double sink. It connects effortlessly to the dining area, which then opens out through French doors to an undercover alfresco. This space has been curated for year-round enjoyment with vertical blinds, a built-in BBQ and a bar, which leads out to a resort-style landscaped garden with a large below ground pool and cabana. Whether it's entertaining or relaxing with a book, this is the spot to be. With an aviary, a grassed area and rear shed that opens up to the laneway, there is something for everyone. The accommodation is spread across two distinct areas over two levels. Downstairs, two sizeable bedrooms with built-in robes share the family bathroom, while upstairs, you'll find the master suite. Complete with a living area, balcony overlooking the pool, a spacious walk-in robe and an ensuite, this is an area the kids need not go! Not only does this home provide an incredible opportunity to create lasting memories, but it also provides the land holding to develop at a later date. One thing is for sure - these full blocks are becoming somewhat of a rarity - make it yours! The Features: • 645sqm green title block • R40 zoned and subdivisible (stca) • Open plan layout connecting the kitchen, dining and living • Living room with freestanding wood burner and ceiling fan connecting to kitchen • Kitchen with tiled splashback, overhead and under bench cabinetry, pantry and breakfast bar • Freestanding 5 burner SMEG gas cooktop/oven and Bosch dishwasher • Large north facing windows in kitchen and entry way to living • French doors with security screens from dining area to undercover paved alfresco • Alfresco with vertical blinds, built-in BBQ/bar with additional space for outdoor dining • Landscaped gardens to rear with below ground pool, cabana, aviary, pond and access to rear shed • Second living area upstairs with balcony that overlooks the rear garden and pool • Double door entry to master suite from second living • Master suite with ensuite, split system air-conditioning, ceiling fan and large walk-in robe • Ensuite with shower and toilet • Bedroom 2 & 3 on ground floor with high ceilings, built-in robes and ceiling fans • Main bathroom with shower, separate bath and toilet • Separate toilet from laundry • Split system air-conditioning in dining • Wide plank Jarrah flooring to kitchen and living area • Great storage • Large outdoor shed with access to rear laneway • Double carport • 3 phase power to the house • 6.6kW PV system The Lifestyle: • 300m Bus Stop • 400m Munro Reserve • 450m Holla Café/Doubleview IGA • 800m Doubleview Primary School (catchment) • 2.5km Karrinyup Shopping Centre • 2.8km Scarborough Beach Foreshore • 3.3km St Mary's Anglican Girls School • 3.9km Churchlands Senior High School (catchment) • 4.1km Hale School • 4.3km Freeway/Stirling Train Station The Outgoings: • Water Rates: \$1,274.70 per annum • Council Rates: \$1,745.09 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.