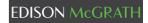
225 Herbert Street, Doubleview, WA 6018 House For Sale



Wednesday, 10 July 2024

225 Herbert Street, Doubleview, WA 6018

Bedrooms: 2 Bathrooms: 1 Parkings: 2 Area: 318 m2 Type: House



Richard Clucas 0400412824

From \$739,000

All offers by Tuesday 23rd July 2024, 12pm(the seller reserves the right to accept an offer prior to this date)The Opportunity:Located only a short walk from Doubleview IGA, Holla Café and a myriad of other shops and eateries, 225 Herbert Street is ideal for busy lifestyles, investors, and downsizers alike. Additionally, this is a wonderful entry level property to the area. Featuring an open-plan layout and two bedrooms, this is a distinctive opportunity for a number of reasons. Upon entering, the north facing windows provide a wonderful amount of natural light into the living, enhancing the warmth and welcoming feel of the open-plan design. The wrap around kitchen with breakfast bench creates an effortless flow, perfect for conversations over meal prep. The living room extends to the paved alfresco, which also enjoys the northerly sunshine. The design has been thoughtfully executed, with the semi-ensuite of the master bedroom separating the 2 bedrooms; the master bedroom with walk-in robe positioned to the front, and bedroom 2 with built-in robe positioned to the rear. This home's lock-and-leave simplicity is perfectly suited for those seeking lifestyle without the upkeep.The Features: ●②Open plan kitchen, living and dining with north facing windows ●②Paved alfresco from living • 2Wrap around kitchen with tiled splashback, under bench cabinetry and pantry • 24 burner gas cooktop, 600mm Simpson oven and microwave recess ●? Bedroom 1 with semi-ensuite and walk-in robe ●? Semi ensuite/bathroom with shower and toilet ● ②Bedroom 2 with built-in robe ● ②Split system air-conditioning in living area ● ③LED downlights ● ②Good storage ● ②Gas bayonet ● ③Laundry with external acccess ● ②Single carport with additional parking The Lifestyle: • 2140m2Bus Stop•2170m 2Doubleview IGA•2180m2Folk & Merchant•2350m2Munro Reserve•2750m2Doubleview Primary School (catchment) • 2.2km Scarborough Beach Foreshore • 2.2km Karrinyup Shopping Centre ● 23.8km 2 Churchlands Senior High School (catchment) ● 24.2km 2 Freeway/Stirling Train Station The Outgoings: • Water Rates: \$1,181.40 per annum • Council Rates: \$1,727.07 per annum Contact Richard Clucas TODAY for more information:P: 0400 412 824E: richard@edisonmcgrath.com.auDisclaimer - 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.