

225 Herbert Street, Doubleview, WA 6018

EDISON McGRATH

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: • Open plan kitchen, living and dining with north facing windows • Paved alfresco from living • Wrap around kitchen with tiled splashback, under bench cabinetry and pantry • 4 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 • Bedroom 2 with built-in robe • Split system air-conditioning in living area • LED downlights • Good storage • Gas bayonet • Laundry with external access • Single carport with additional parking The Lifestyle: • 140m Bus Stop • 170m Doubleview IGA • 180m Folk & Merchant • 350m Munro Reserve • 750m Doubleview Primary School (catchment) • 2.2km Scarborough Beach Foreshore • 2.8km Karrinyup Shopping Centre • 3.8km Churchlands Senior High School (catchment) • 4.2km 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 412 824 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.