

49 Burniston Street, Scarborough, WA 6019

EDISON McGRATH

House For Sale

Wednesday, 19 June 2024

49 Burniston Street, Scarborough, WA 6019

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 441 m2

Type: House



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Daniel Caccamo
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Low \$1millions

All offers will be presented on Tuesday 2nd July 2024, 12pm (the seller reserves the right to accept an offer prior to this date) The Opportunity: Set on a generous 441sqm R40 zoned Survey Strata block, 49 Burniston Street showcases a beautifully updated 1950s home with a clever open-plan layout that captures abundant natural light. Close to Deanmore Primary School, parks, Scarborough Beach, and popular spots like Little Sisto Café and Karrinyup Shopping Centre, this location places every convenience within easy reach. The home greets you with an expansive front lawn, highlighted by an established tree at its centre. Inside the light-filled dining area features large windows and French doors that open to a relaxing front porch that enjoys the morning sun. The modern wrap around kitchen, with dual breakfast bars, serves as the heart of the home, seamlessly connecting to the living area and a spacious outdoor alfresco. Floor-to-ceiling windows at the rear flood the space with afternoon light and offer picturesque views of a frangipani-lined lawn. The home also includes three bedrooms and a luxurious bathroom equipped with full-height tiling, a walk-in shower, and a double vanity. Concealed behind sliding doors, the discreet laundry enhances the home's functionality. With its thoughtful single storey interior, inviting outdoor spaces and potential for subdivision, this home offers versatility for every stage of life, with the added benefit of being in the optional zone for Churchlands and Carine Senior High Schools. The Features: • 441sqm Survey Strata block • Street front property • Open plan kitchen, living and dining with access to front porch and rear paved alfresco • Kitchen with stone benchtops, subway tiling splashback, overhead and under bench cabinetry and breakfast bar • 5 burner gas cooktop, 600mm Bosch oven and Bosch dishwasher • Paved undercover alfresco through sliding doors from living room • Bedroom 1 with mirrored built in robe and roller blinds • Bedroom 2 with built-in robe • Bedroom 3 with garden view • Main bathroom with full height tiling, large walk-in shower, double basin vanity and toilet • Adjacent space saving European laundry • Reverse cycle ducted air-conditioning to kitchen, dining, master and bedroom 2 • Split system air-conditioning in living room • Original Wandoo flooring • Outdoor shed • Double car parking in driveway • R40 zoned & subdivisible (STCA) The Lifestyle: • 80m Deanmore Duke Reserve • 343m Bus Stop • 550m Deanmore Primary School (catchment) • 1.1km Little Sisto • 1.5km Karrinyup Shopping Centre • 1.9km Scarborough Beach Foreshore • 2.1km St Mary's Anglican Girls School • 4.4km Hale School • 4.8km Freeway/Stirling Train Station • 5.1km Carine Senior High School (catchment) The Outgoings: • Water Rates: \$1,099.65 per annum • Council Rates: \$1,562.29 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.