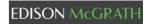
## 49 Burniston Street, Scarborough, WA 6019 House For Sale



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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## 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 441 sqm 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 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 subdivison, 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: ● 2441sqm Survey Strata block ● Street front property ● Open plan kitchen, living and dining with access to front porch and rear paved alfresco ● ② Kitchen with stone benchtops, subway tiling splashback, overhead and under bench cabinetry and breakfast bar • 25 burner gas cooktop, 600mm Bosch oven and Bosch dishwasher • 2Paved undercover alfresco through sliding doors from living room ● Bedroom 1 with mirrored built in robe and roller blinds ● Bedroom 2 with built-in robe ● ②Bedroom 3 with garden view ● ②Main bathroom with full height tiling, large walk-in shower, double basin vanity and toilet ● ② Adjacent space saving European laundry ● ② Reverse cycle ducted air-conditioning to kitchen, dining, master and bedroom 2●②Split system air-conditioning in living room●②Original Wandoo flooring●②Outdoor shed●②Double car parking in driveway • 2R40 zoned & subdivisible (STCA)The Lifestyle: • 280m2Deanmore Duke Reserve • 2343m2Bus Stop • 2550m2 Deanmore Primary School (catchment) • 21.1km2 Little Sisto • 21.5km2 Karrinyup Shopping Centre ● 21.9km 2 Scarborough Beach Foreshore ● 22.1km 2 St Mary's Anglican Girls School ● 24.4km 2 Hale School • 24.8km2 Freeway/Stirling Train Station • 25.1km2 Carine Senior High School (catchment) The Outgoings: • 2 Water Rates: \$1,099.65 per annum∙©Council Rates: \$1,562.29 per annumContact 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.