

7/11 Malcolm Street, North Beach, WA 6020

EDISON McGRATH

House For Sale

Wednesday, 26 June 2024

7/11 Malcolm Street, North Beach, WA 6020

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Richard Clucas
0400412824

Mid/High \$1millions

All offers will be presented on Wednesday 10th July, 12pm (the seller reserves the right to accept an offer prior to this date) The Opportunity: Located only 100m from golden sands of North Beach and the coastal path of West Coast Drive, this really is the epitome of coastal living. Affectionately known as the 'Shell Shack', its unique multi-level configuration and lofty airy feel with a sensational natural light creates something really special. Blend that with the size of the outdoor space and convenience to North Beach Shopping Centre and you'll soon realise that this opportunity delivers the best of coastal living and family functionality. Inside, the open-plan layout combines the large kitchen with island bench, dining area and living, with the sense of space enhanced by the high raked ceilings and the north-facing windows. The kitchen is equipped with stone benchtops, a subway tile splashback and modern appliances including the Smeg induction cooktop and Miele oven stack. The large island bench with waterfall ends is the perfect breakfast perch or setting for informal catchups. The balcony, accessible from the dining area, offers views of the horizon and is a wonderful entertaining space to catch the sunset with your tribe. The split-level design enhances privacy and separation between living and sleeping quarters. A few steps up opens to the sitting room of the master suite with ocean views, ensuite, split system air conditioning and walk-in robe. The ground floor houses two additional bedrooms with built-in robes, a bathroom, a separate study/living area and a storage room. The proportionally large backyard and lawn is perfect for a host of activities and features an in-built trampoline. With its thoughtful layout and incredible proximity to the coast, 7/11 Malcolm Street is a true sanctuary by the sea.

The Features:

- Open plan living, kitchen and dining with lofty raked ceiling and north facing windows
- Dining/kitchen to decked alfresco with ocean and garden views
- Kitchen with stone island bench/waterfall ends, subway tile splashback, under bench cabinetry and pantry
- SMEG induction cooktop, Miele oven stack and dishwasher
- Master bedroom with raked ceiling, ensuite, split system air-conditioning and walk-in robe
- Ensuite with shower and toilet
- Additional living/sitting area to master bedroom with ocean views
- Bedroom 2 & 3 on lower level with double built-in robes
- Main bathroom with shower and vanity
- Separate toilet
- Study/Studio from garden area with bifold windows
- Large lawn area with built-in trampoline
- App controlled reticulation
- Additional storage room with access from garden
- Side access to rear
- Outdoor shower
- Double carport
- No strata fees

The Lifestyle:

- 100m North Beach
- 140m Nearest Bus Stop
- 300m Yelo North Beach
- 500m Star Swamp Reserve
- 650m North Beach Shopping Centre
- 950m North Beach Primary School (catchment)
- 4.8km Karrinyup Shopping Centre
- 3.5km Carine Senior High School (catchment)
- 5.9km Freeway / Warwick Train Station

The Outgoings:

- Water Rates: \$1,275.15 per annum
- Council Rates: \$2,072.06 per annum

Contact Richard Clucas TODAY for more information: P: 0400 412 824E: 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.