

77 Gildercliffe Street, Scarborough, WA, 6019

EDISON McGRATH

House For Sale

Friday, 16 August 2024

77 Gildercliffe Street, Scarborough, WA, 6019

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

Options as Vast as the Horizon

All offers by Wednesday 28th August 2024, 12pm
(the seller reserves the right to accept an offer prior)

The Opportunity:

Showcasing architectural craftsmanship of its time, 77 Gildercliffe represents an incredible opportunity to secure a landholding capable of providing multiple options. Zoned R40, positioned on an elevated 693sqm block with the additional benefit of a sealed laneway to the rear is sure to appeal to anyone looking to fulfill their coastal dream in this vibrant and dynamic suburb.

Besides the land size, the distinctive retro features set this home apart. Vaulted ceilings with exposed beams and large windows create a bright and airy atmosphere, revealing a spacious living area that flows onto an elevated, decked verandah. Overlooking the vast backyard with views of Rottnest, the mature gardens play host to a beautiful Eucalyptus tree, hills hoist and an open plan cubby house—perfect for little adventurers. The kitchen also overlooks the backyard and is as practical as it is charming, combined with a laundry nook, the vintage serving window to the living room echoes the home's rustic appeal.

Providing the option to secure now and plan later, the last time this home sold was 30+ years ago. Don't miss your chance to secure your slice of Scarborough.

The Features:

- 693sqm green title block
- R40 zoning with sealed ROW (Erickson Lane)
- Triplex potential (STCA)
- Elevated position with potential for panoramic ocean views
- Living room with fireplace, ceiling fan and large windows
- Sliding door from living to undercover verandah overlooking gardens
- Kitchen with overhead and under bench cabinetry, pantry and garden view
- Chef oven with 4 burner cooktop
- Bedroom 1 with split system air-conditioning, ceiling fan & built in robe
- Bedrooms 2 & 3 with abundant natural light
- Main bathroom with shower, separate bath and toilet
- Jarrah floorboards
- Multiple internal storage cupboards
- Side access to rear
- Backyard with lawn and established eucalyptus tree
- Cubby house
- Carport

The Lifestyle:

- 130m Bus Stop
- 220m Grand Indich Park
- 450m Little Sisto
- 800m Newborough Primary School
- 2.1km Karrinyup Shopping Centre
- 2.6km Scarborough Beach Foreshore
- 4.7km Churchlands Senior High School
- 4.0km Freeway/Stirling Train Station

The Outgoings:

- Water Rates: \$1,184.22 per annum
- Council Rates: \$1,645.33 per annum

Contact Richard Clucas TODAY for more information:

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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.