

**2/14 Sackville Terrace, Scarborough, WA 6019**

**EDISON McGRATH**

**Townhouse For Sale**

Wednesday, 26 June 2024

2/14 Sackville Terrace, Scarborough, WA 6019

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 2**

**Type: Townhouse**



Richard Clucas  
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**From \$1,249,000**

All offers will be presented on Wednesday 10th July, 2pm (the seller reserves the right to accept an offer prior to this date) The Opportunity: Light filled three-level residence with picturesque park views - that is the best way to describe this low maintenance, high impact home. Showcasing architectural sophistication with the combination of a stairway void and glass wall that creates connectivity through the main living spaces. This is an opportunity that provides a vast amount of space across the three levels. Sit back, relax and enjoy the sights and sounds of Abbett Park from your balcony, knowing that all you need is only ever a short distance away. Ascend the entry staircase to a light filled, open-plan living area highlighted by the crisp white finishes and stairway void. The wrap around kitchen is equipped with expansive stone benchtops with breakfast bar and Miele appliances, perfect for everyday meals and special occasions. The dining area integrates seamlessly with a private alfresco at the rear, while the adjoining living space with cosy ethanol fireplace opens to a balcony overlooking the park - an ideal backdrop for year-round entertaining. A conveniently located bedroom on this level offers additional space for family or guests. The second floor is carpeted and features a separate family room providing an expansive outlook. The master bedroom with a Juliet balcony also provides park views and features its own ensuite and mirrored built-in robes. The additional 2 bedrooms on this level have built-in robes and share the main bathroom. Downstairs, the ground floor offers a versatile layout, including a large remote access garage which encompasses two parking bays as well as a bathroom and two additional rooms that could serve as storage, or even a sauna/ice bath retreat! Whether entertaining at home or enjoying the countless dining and recreation options within your reach, this home offers a dynamic setting to create new memories in Scarborough. The Features: • Street front • Double brick and suspended slab construction • Intercom • Zoned reverse cycle ducted air-conditioning • Stairway void across two levels Ground Floor • Remote entry double garage with shopper's entry • Bathroom with shower and toilet • Storage rooms 1 and 2 with built-in robes First Floor • Open plan kitchen, living and dining with ethanol feature fireplace • Wrap around kitchen with stone breakfast bar/benchtops, tiled splashback, overhead and under bench cabinetry and pantry • 5 burner Miele gas cooktop, 600mm Miele oven and Miele dishwasher • Paved undercover alfresco from dining with separate gated entry • Undercover balcony from living with views across Abbett Park • Bedroom 4 with carpets and sliding door access to balcony • Bathroom with shower and toilet thru laundry • Tiled flooring throughout living spaces Second Floor • Carpet to stairway and throughout second floor • Second living area/family room with views across Abbett park • Master bedroom with ensuite, double built-in mirrored robes and private Juliette balcony • Ensuite with double basin vanity, double shower with rainwater showerhead/bath, additional bath/deep sink and toilet • Bedrooms 2 and 3 with built-in robes • Bathroom with shower and toilet The Lifestyle: • 500m Abbett Park Reserve • 350m Nearest Bus Stop • 650m Grace St Cafe • 1.0km Deanmore Primary School (catchment) • 1.1km Scarborough Beach Foreshore • 2.2km St Mary's Anglican Girls School • 2.5km Karrinyup Shopping Centre • 4.5km Hale Boys School • 4.5km Freeway/Stirling Train Station • 5.2km Churchlands Senior High School (catchment) The Outgoings: • Water Rates: \$1,725.77 per annum • Council Rates: \$2,417.04 per annum • Strata Fees: \$2,000.00 / half yearly 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.