

**3/38 Edgehill Street, Scarborough, WA, 6019**



**Villa For Sale**

Sunday, 8 September 2024

3/38 Edgehill Street, Scarborough, WA, 6019

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Mark Cribbon

## Get Ready For Summer - 300 Meters to the Beach

WE are proud to present this lifestyle Villa just a short stroll to Scarborough Beach and with all its amazing amenities.

The home offers spacious open plan living, good size bedrooms with built in robes, secure doors and windows, big courtyard with direct street access. A well run strata with healthy reserves offers peace of mind that this is a great investment.

This property is ready for new owners to make a statement and add your own touch of style.

### Key Features:

- Secure Entry
- Bedrooms 2 spacious rooms with built-in wardrobes.
- Bathroom with shower, vanity.
- Living Area: Open-plan with split-system air-conditioning.
- Open Kitchen/Meals, large pantry and ample cupboards .
- Large Private rear courtyard with shed and gate out to street/beach/cafe.
- Ceiling Fans to Bedrooms and Lounge
- Exclusive Carport at front door
- Laundry with separate toilet.
- Security Screens to windows
- Strata Complex of 8
- Internal Area 70m<sup>2</sup>
- Strata Levy (\$625 + Reserve \$125) \$750 p/q
- Council Rates \$1650, Water Rates \$1160
- Rental Value \$560 to \$620
- Currently Leased exp November 2024

Location: Just two streets back from Scarborough Beach and close to cafes, shops, and public transport.

Nearby Attractions: Lady Latte café, local patisseries, Bars and Restaurants, Abbett Park and shopping at near new Karrinyup Shopping precinct.

### Contact:

For more details, you can reach out to Mark Cribbon 0415 586 767.