

**7/87 Manning Street, Scarborough, WA 6019**



**Villa For Sale**

Thursday, 4 July 2024

7/87 Manning Street, Scarborough, WA 6019

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Rob Walker  
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Tom Walker  
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## ALL OFFERS BY MON 15TH JULY

Discover this spacious, private and beautifully presented villa offering an exceptional lifestyle positioned just footsteps from Abbett Park reserve, tennis courts and more. With two generously sized bedrooms, this property provides comfort and convenience in a prime Scarborough location. Step inside to a spacious lounge/dining room with high rafted ceilings seamlessly flowing through to the kitchen area and alfresco entertaining courtyard. The kitchen is adjacent to a separate laundry area, adding to the practicality of the home. Freshly painted and with new carpets throughout, ensures a stylish and updated interior and air-conditioning in the lounge further enhances the home. Situated just minutes from the beach, this property offers easy access to the vibrant Scarborough beachfront strip, Karrinyup Shopping Centre, and Westfield Innaloo. With an undercover parking bay, visitor parking, and pet-friendly policies, this villa caters to all your needs, promising a comfortable living experience.

**THE PROPERTY:**\* Spacious lounge/dining room highlighted by a high rafted ceiling flowing to the rear alfresco area.\* Kitchen overlooking the courtyard.\* Two generously sized bedrooms – one with built-in robe.\* Private alfresco/courtyard area.\* Family bathroom with separate WC.\* Well-maintained swimming pool in the complex.\* Laundry adjacent to the kitchen.\* Undercover parking bay right at your doorstep.\* Storage shed.\* Air conditioning in the lounge.\* Freshly painted and carpeted.\* Visitor parking.

**THE LOCATION:**\* 160m to Abbett Park, Scarborough Tennis Club and 650m to Sports and Community Club and Bowling Club.\* 850m to the Scarborough Beachfront precinct.\* Close to Karrinyup Shopping Centre.\* Short drive to Westfield Innaloo.\* Nearby gyms, restaurants, and recreational facilities.\* Easy access to public transport.

**Strata Fees:**\* Admin - \$900 per qtr.\* Reserve – \$50 per qtr.

All offers by Monday 15th July - 4pm, seller reserves the right to sell prior. Please call Rob Walker on 0410 144 211 or Tom Walker on 0450 911 298 for more details.

**Disclaimer:** Whilst every care has been taken with the preparation of the details contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.