

Sold



95C Gildercliffe St, Scarborough



## Executive Living and Epic Sunsets

Experience the ultimate coastal lifestyle with this exclusive and secure two-storey residence in Scarborough. Meticulously constructed and thoughtfully designed, this contemporary home emphasises a low-maintenance, lock-and-leave lifestyle and an inverted floor plan that showcases the magnificent Scarborough coastline views.

Upon entry, find solid timber floors that unify the ground-floor living area, the split-level staircase, and the upper level. The residence presents the flexibility of having bedrooms and living areas on both floors, perfect for versatile living options or accommodating guests. The lower level boasts two spacious bedrooms with built-in robes and a contemporary main bathroom with a shower, bath, vanity, and separate WC. The living area leads to a fully paved west-facing courtyard, providing a tranquil outdoor setting for relaxing and entertaining.

Ascend the staircase to the upper level, where the impressive open-plan living area includes a family, dining, and kitchen space, with high ceilings and abundant natural light. This remarkable area opens onto a west-facing balcony, which captures the refreshing sea breeze and provides stunning sunset views. The deluxe kitchen, boasting stone benchtops, an island bench, and stainless steel appliances, overlooks the entire living area and will keep you connected while you cater for family and guests. Also upstairs, the main bedroom is a haven for busy adults, featuring a private balcony, a walk-

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	28889

### Agent Details

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through robe, and an ensuite with a shower, double vanity, and a separate WC/powder room.

The property is accessible from the road and the rear laneway - with security gates safeguarding your front entrance and the double garage, which also offers internal access. Seize this opportunity to live an idyllic coastal lifestyle in this superb location within walking distance of local shops, cafes, Newborough Primary School, and leafy Abbett Park Reserve.

Contact Jonathan Durrant of Xceed Real Estate on 0438 909 480 to view this superb executive home.

Additional features include:

Ducted reverse cycle air conditioning

Recessed downlights throughout

Double garage with internal access

Easy-care garden beds

External storeroom

Location (approx. distances):

890m Abbett Park Reserve

780m Newborough Primary School

500m Little Sisto Cafe

700m Doubleview IGA

2.5km St Mary's Anglican School

1.5km Karrinyup Shopping Centre

2.2km Scarborough Beach Esplanade

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*