

Sold



309A Scarborough Beach Road, Woodlands



## Coastal Lifestyle Beckons

This contemporary villa, constructed in 2014, stands prominently along the street yet faces away from Scarborough Beach Road. Offering a convenient lifestyle, it comprises 3 bedrooms and 2 bathrooms, catering to those seeking minimal upkeep. With virtually no garden to tend to, you can confidently embark on extended holidays without fretting over neglected plants or lawns. The interconnected living/dining area and kitchen seamlessly flow into the paved courtyard, ideal for hosting gatherings. Additionally, the property features an extra car bay secured behind an aluminum gate, complete with an alarm system for added peace of mind. For those in search of effortless living in an ideal location, your quest ends here! Positioned within a 15-minute drive from Perth CBD and just 7 minutes from the picturesque Scarborough Beach, this immaculate street-front villa ticks all the boxes. Whether you're a first-time buyer, a young family, a busy professional, a FIFO worker looking for a 'lock and leave' option, a savvy investor, or downsizing, you'll find solace in this lock and leave living without compromising on lifestyle opportunities.

### THE FEATURES YOU WILL LOVE

- 3 bedrooms with built-in-robe
- 2 bathroom
- Open plan living/dining room adjoining kitchen opens out to the paved courtyard
- Stone benchtop with quality stainless steel appliances
- Alarm system

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	29933

### Agent Details

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### Office Details

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**XCEED**   
REAL ESTATE

- Lock up garage
- Landscaped and reticulated gardens
- Reverse cycle air-conditioning
- Gas hot water system
- Ceramic tiles throughout living area for easy clean
- Sizeable courtyard
- Quality fittings and fixtures

#### LIFESTYLE YOU WILL LOVE:

Immerse in the local lifestyle with amenities such as Osborne Park shopping strip, shopping malls, Cinemas (Events & Hoyts), cafes, restaurants or have a night out at multiple bar venues. So many options! Only a short stroll separates this terrific home from the luscious lawns of Jackadder Lake Reserve, Millett Park and Lot Six Zero cafe. In close proximity to bus stops which takes you one bus ride down to the city and Stirling train station. Easy access into Mitchell Freeway allowing for a short trip into the CBD.

#### LOCAL SCHOOL CATCHMENT:

- Woodlands Primary School
- Churchland Senior High School

#### Amazing Private School:

- St.Dominic Primary School
- St.John's Primary School
- St.Mary's Anglican Girls School
- Hale School
- Newman College
- ISWA (International School of WA)

#### LOCATION PERKS (approx distance):

- 23m - Bus stop to city
- 550m - Dunn & Walton, The Corner Dairy and St.Brigid's Bar
- 700m - Cup & Co cafe
- 950m - Lot Six Zero cafe
- 1.2km - Westfield Innaloo
- 2.9km - Stirling train station
- 3.1km - Karrinyup Shopping Centre
- 3.3km - Scarborough Beach
- 10km - Perth CBD

#### DETAILS:

Water Rates \$1,204.73 per annum (approx)

Council Rates \$1,879.842 per annum

Land Area 190 sqm

Build Area 183 sqm

Strata/ Insurance \$296.87 per quarter

*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.*