

Sold



Unit 2, 276 West Coast Hwy, Scarborough



## Exceptional Coastal Investment opportunity!

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This property will be open by private appointment, please call today to arrange a viewing

Get ready to fall in love with this cleverly-renovated 3 bedroom 2 bathroom South Scarborough townhouse that finds itself securely and centrally positioned in a charming complex of just eight properties opposite the crystal-clear waters of our beautiful Indian Ocean.

Stunning ocean views down the coast can be absorbed from within a light and bright upstairs master bedroom, as well as out on its massive tiled wraparound balcony that is semi-protected from the elements. Also on the upper floor lie a double-sized second bedroom and a revamped main bathroom with a Roman shower, stone vanity and toilet.

Like the rest of the residence, a modern open-plan living, dining and kitchen area is graced by quality low-maintenance flooring and doubles as the stylish central hub of the home downstairs.

Sensual sea breezes pervade a private west-facing entertaining courtyard off the living space, whilst a sunken entry courtyard essentially triples the amount of outdoor options on offer with its splendid morning sunshine and pleasant shade in the afternoon.

Completing an impressive list of lower-level features is an updated second bathroom-come-laundry off the entrance and a nearby third bedroom, whilst an allocated single car bay is covered and an automatic complex access gate

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	7593

### Agent Details

Jonathan Marlow - 08 9402 2299

### Office Details

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**XCEED**   
REAL ESTATE

will provide you with the extra security and peace of mind you need.

Within easy walking distance of popular Brighton Beach and the newly-developed Scarborough Beach food and entertainment hub on The Esplanade, this terrific townhouse-style abode affords you the opportunity of an unrivalled and vibrant seaside lifestyle. Make the most of the coast in the best way possible!

Other features include, but are not limited to;

- Ground-floor open-plan living/dining area with stylish light fittings and a gas bayonet for heating
- Stunning kitchen, comprising of sparkling stone bench tops, a breakfast bar for quick meals, double sinks, tiled splashbacks, a dishwasher recess, range hood and stainless-steel gas cooktop and oven appliances
- Commercial-grade windows and shutters to the upstairs master bedroom offering quiet space on the inside
- Renovated downstairs second bathroom/laundry with a shower, toilet, vanity and appliance space for a washer/dryer
- Double linen/wardrobe with mirrored sliding doors
- Outdoor gas connection to the paved main entertaining courtyard – ideal for summer barbecues and heaters throughout those chilly winter months
- Wooden retro staircase
- Feature skirting boards
- Stylish white timber Venetian blinds
- Gated courtyard entrance
- Single carport
- Security-alarm system
- Gas hot-water system
- Keypad access to main electric complex gate
- Ample visitor-parking space on the front complex verge
- Short stroll away from cafes, restaurants, nightspots and the newly-opened Scarborough Beach Pool for the public
- Close to a plethora of local parks and reserves, including Deanmore Square beside Scarborough Primary School
- Minutes away from the Brighton Road Food Market and Peasholm Dog Beach
- Easy access to the exciting Karrinyup Shopping Centre redevelopment, bike paths, walking trails, public and private golf courses, St Mary's Anglican Girls' School and other exceptional public and private educational facilities
- Great provision of public transport
- Approx. rates Shire \$1400 and Water \$1150

Beach townhouses as fantastic as this one do not come up often and will not last long so please register your interest by clicking enquire now or calling Kim Bamford on 0406 643 347.

\*Floorplan available on request.

If you are concerned in any way about making an appointment please contact us to learn about our Health and Safety Protocols'

*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.*