

**14A Fulford Street, Scarborough, WA, 6019**

**House For Sale**

Friday, 15 November 2024

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PROPERTY

14A Fulford Street, Scarborough, WA, 6019

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Gareth Drummond

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## Single storey stunner.

Offers Closing Wed 27th November 2024

(the owner reserves the right to sell prior without notice)

All Offers Presented

With its open-plan design and low maintenance appeal, 14A Fulford Street, Scarborough is a serene retreat blending functionality with a bright and inviting atmosphere. Lovingly maintained by its original owner, this charming home is being offered to the market for the very first time and presents a fantastic opportunity for those seeking a comfortable and easy care lifestyle just moments from the coast.

As you enter, warm timber hardwood flooring and ambient downlighting leads you throughout the open-plan living and dining area, with large windows filling the space with natural light and creating a versatile space for everyday living, meals and entertaining.

The modern kitchen features a large centre island and generous stone benchtops, stylish subway tiled splashback, abundant under bench and overhead storage, plus a separate appliance nook, neatly concealed behind a roller door. Quality stainless steel appliances include a gas cooktop, integrated rangehood, built-in oven and double sink

The open-plan design extends to the backyard, offering seamless indoor-outdoor living. Sliding doors reveal a charming brick-paved courtyard with a pitched patio, an ideal space for alfresco dining and relaxation, and the perfect spot to bask in the morning sun.

Three well-sized minor bedrooms are comfortable spaces ideal as kids bedrooms, guest accommodation or a home office, each with built-in robes and carpet flooring. The main bathroom features a shower and bathtub combination, a large vanity with ample storage and a separate WC.

The master bedroom, positioned to the front of the home, offers a peaceful retreat with corner windows for beautiful natural light, double built-in robes and a neat en-suite bathroom with a corner shower, complemented by a large vanity unit and toilet.

Nestled on the border of Scarborough and Doubleview on a quiet street, this home offers beachside living with unmatched convenience. You'll be just minutes away from Scarborough Beach's and vibrant foreshore entertainment precinct, plus within walking distance to Brighton Road food market, and cafes/dining options along St Brigids Terrace. Also nearby top-rated schools, local parklands and the nearby Karrinyup Shopping Centre.

Features at a glance:

- Street-front home on a low maintenance survey-strata block.
- Elevated position and Scarborough outlook with potential for ocean views with second-storey addition.
- Light and bright open plan living and dining area with hardwood timber flooring throughout, and large windows offering scenic sunset views.
- Modern and fully-equipped kitchen with stone benchtops, tiled splashback, abundant storage and quality appliances including a gas cooktop, integrated rangehood, built-in oven and double stainless-steel sink.
- Sliding door access onto North and East facing courtyard, with a brick paved pitched patio, leading around to an external store room and drying courtyard.
- Well-sized master bedroom filled with natural light and nightly sunset views, and featuring built-in robes and en-suite including a corner shower, large vanity with ample storage and toilet.
- Three well-appointed minor bedrooms with built-in robes and bright windows. The third bedroom includes a built-in study desk and overhead storage, ideal as a home office or creative hobby room.

- Main bathroom with a combination bath and shower, large vanity with ample storage and separate WC.
- Tiled laundry with overhead storage, convenient outdoor access to the washing line and adjacent linen cupboard in the hallway.
- Extras include: single lock-up garage with external access, ducted reverse-cycle air-conditioning system, radiator heaters to the living and dining areas, tinted windows, gas hot water system and solar panel system.
- No body corporate, strata management, fees or common insurances applicable.

Helpful extras:

- be confident, the sellers want their property SOLD. They have made it available for all buyers' circumstances and request all offers be presented to find the next lucky owner.
- the main features of the home include open plan living of lounge, dining, kitchen, four bedrooms, two bathrooms, two toilets, laundry, backyard with patio, external storeroom, single lock-up garage.
- the property was built around 1994 with a total lot size of 280sqm, building size of 133sqm approx. and is situated in the City of Stirling.
- fantastic investment opportunity with an estimated rental return of \$900-\$1,000 per week.

To find out more about this property or to register your interest contact Gareth Drummond on 0417 969 473 or email [gdrummond@haivenproperty.com.au](mailto:gdrummond@haivenproperty.com.au)