

**31A Westborough Street, Scarborough, WA, 6019**



**House For Sale**

Tuesday, 19 November 2024

31A Westborough Street, Scarborough, WA, 6019

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## Architectural coastal luxury with park views.

Set Date Sale: Absolutely all offers by 2.00pm Tuesday 3rd Dec 2024

\*Contact Nathan for buyer feedback range\*

### What we love:

Welcome to 31A Westborough Street, a stunning architectural home designed to deliver the ultimate coastal lifestyle. Nestled in sought-after South Scarborough, just 650m from the beach, this meticulously crafted property is packed with high-end finishes and thoughtful design features that make it a standout.

Overlooking Deanmore Park, on a Green title block, the home offers a serene backdrop while being mere steps from local cafes, bakeries, shops, and the renowned Scarborough Beach precinct.

Inside, you'll love the elevated sense of space created by 2.7m high ceilings and extra-high 2.4m doors throughout. The ground floor boasts a guest bedroom with an ensuite, while the master suite is a private sanctuary upstairs, complete with a walk-in robe and luxurious ensuite. With four bedrooms, a home office (or 5th bedroom), multiple living zones, and a spectacular outdoor entertaining area, this home caters perfectly to families, professionals, Downsizers and entertainers alike.

The alfresco space is an entertainer's dream, with honed concrete by Limecrete, a premium Beefeater BBQ, and a 3m x 2m plunge pool. And for eco-conscious buyers, the home is equipped with a 6.6kW solar system and future-ready features like EV charging provisions and energy-efficient glazing.

### What to know:

Four spacious bedrooms, including a ground-floor guest suite with its own ensuite.

Separate home office/5th bedroom option.

Three stunning bathrooms with custom-made arch shower screens and brass fittings.

Open-plan living and dining area with an electric fireplace and direct stick oak flooring.

Upstairs living space with kitchenette and tea-making facilities.

Chef's kitchen with "Smartstone" silica-free benchtops, double Bosch ovens, integrated dishwasher, and a 900mm gas cooktop.

Outdoor entertaining area with a Beefeater 6-burner BBQ, plunge pool, and copper outdoor shower.

6.6kW solar panels compatible with battery installation.

Daikin ducted reverse cycle air conditioning with smart app control.

Double garage with extra-high ceilings and provisions for EV charging.

Fully reticulated, low-maintenance landscaping.

Energy-efficient features: Low E glazing throughout, LED lighting, and Alarm system.

Living: 303sqm | Land: 260sqm (Green Title) | Built: 2024 (Brand New)

Council rates: TBI | Water rates: TBI

### Location:

Across the road from Deanmore Park.

650m Brighton Beach.

750m to Scarborough Beach.

500m to cafes and shops on Brighton Road.

3.3km to Westfield Innaloo.

10km to Perth CBD.

### Schools:

300m to Scarborough Primary School.

3.4km to Churchlands

High School.

2km Hale School.

2.4km to St Mary's Anglican Girls' School.

3.6km to Newman College.

Who to talk to:

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