

**49A Duke Street, Scarborough, WA 6019**

**EDISON McGRATH**

**House For Sale**

Tuesday, 7 January 2025

49A Duke Street, Scarborough, WA 6019

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 345 m2**

**Type: House**



Richard Clucas

## Early \$1millions

All offers by Thursday 23rd January '25, 3pm (the seller reserves the right to accept an offer prior) \*\*Please access via Tibbits Lane off Newborough Street\*\*  
**The Opportunity:** Perfectly positioned with convenient access from Tibbits Lane, 49A Duke Street exemplifies a relaxed, low-maintenance lifestyle. Hosting a light-filled open-plan interior, two separate living spaces and an easy-care undercover alfresco, this home is ideal for entertaining family and friends all year round. Just a short drive from Scarborough Beach Foreshore and surrounded by an abundance of local amenities such as Deanmore Duke Reserve, Little Sisto Cafe and Karrinyup Shopping Centre, the ease of living that this home provides is priceless.  
**The Features:** • 345sqm block • Double brick and tile construction • Open plan kitchen, dining and living with split system air-conditioning and direct access to paved alfresco • Kitchen with stone benchtops, tiled splashback, overhead and under bench cabinetry and breakfast bar • Euro 5 burner gas cooktop, 600mm Esatto oven and Bosch dishwasher • Additional living to front • Master bedroom with ensuite, split system air-conditioning & walk-in robe • Ensuite with shower and toilet • Bedrooms 2 & 3 with built-in robes • Bedroom 4 with built-in robe and skylight • Main bathroom with shower and separate bathtub • Vinyl plank flooring throughout • Large undercover paved alfresco from living with raised garden beds • Laundry with separate toilet • Double remote garage with additional driveway parking • Lawn to front • External storeroom  
**The Lifestyle:** • 190m Deanmore Duke Reserve • 340m Nearest Bus Stop • 900m Deanmore Primary School • 1.0km Little Sisto Cafe • 1.2km Trigg Bushland Reserve • 1.7km Karrinyup Shopping Centre • 2.0km Scarborough Beach Foreshore • 4.5km Freeway/Stirling Train Station • 4.8km Churchlands Senior High School • 5.0km Carine Senior High School  
**The Outgoings:** • Water Rates: \$1,384.01 per annum • Council Rates: \$1,964.67 per annum  
Contact Richard Clucas TODAY for more information: P: 0400 412 824 E: richard@edisonmcgrath.com.au  
Disclaimer - Whilst every care has been taken in the preparation of this advertisement, prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. The sellers or the agent hold no responsibility for inaccuracies within this advertisement.