

99 Duke St, Scarborough, WA, 6019

House For Sale

Wednesday, 23 October 2024



99 Duke St, Scarborough, WA, 6019

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



David Quadros

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Webb Brown and Neaves Family Design

All offers are to be presented by COB 4th November 2024.

You will simply love the design of this well-built 4 bedroom 2 bathroom family home designed with larger bedrooms for kids of all ages, a downstairs master bedroom as well as two very good sized living areas to accommodate families of all sizes.

Set on a handsome street front rectangular 292m block, you can take healthy walks to Scarborough Beach, or the restaurant strip, or you can have a choice of quality schools including St Mary's or Deanmore Primary and St John's Primary only a few kilometers away.

Also, within 2.8kms approximately Karrinyup Shopping Centre will spoil you for choice, or you can shop at your local IGA. Stirling Train Station is within 5kms, and you have lots of bus transportation at your disposal.

Built by quality renown builders Webb Brown and Neaves in 2013, the home features 257m of total area.

There is loads of parking as well as access to the rear through a second garage door if you required.

Features including but not limited to:

- Webb Brown and Neaves Home aptly named the Ambassador
- Completed in 2013
- Featuring 4 bedrooms and 2 bathrooms
- Ground Floor 90.5m including a cavernous air-conditioned family/ dining area
- Outdoor alfresco for all year-round entertaining provides another ample space
- Airconditioned downstairs master bedroom with lovely vista to the front garden, complete with built-in robing and ensuite.
- Separate laundry for all your washing needs, plus family-size hot water tank
- The second floor boasts 104.49m including a light, bright, and very spacious living area, that allows the lovely sea breeze in
- 3 generously sized bedrooms with built-in robing to suit children of all ages all complete with ceiling fans
- Second bathroom complete with separate bath for relaxation.
- Shoppers Entrance internally from a very well-designed garage which measures 37.31m + storage area of 5.1m, providing you loads of room for family-sized vehicles and all your storage needs
- The garage is well equipped with a rear garage door allowing access to the rear if you needed for a trailer.
- The home has extra power points throughout
- Internally freshly painted through most of the home
- 292m Survey Strata block with no strata fees and parking for lots of vehicles when you need

More information is available at;

<https://vltre.co/UfCUK1>

Water rates: \$1754.35 p/a (approx.) (01/07/2023 to 30/06/2024)

Council rates: \$2543.00 p/a (approx.)

Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.