







Pristine Single Level Villa

Freshly upgraded this pristine single level 3 bed 2 bath low maintenance villa is super conveniently located on Innaloo and Karrinyup borders with quick easy access to local & major shopping centres, cafes, ample public transport, a selections of schools, the city centre and the coast.

Perfect for downsizers, young families and investors alike this light filled home boasts absolute move in & enjoy presentation with fresh paint, new carpet to bedrooms, new blinds and practical hybrid wooden flooring to the main living area.

Upon entering you're greeted by a spacious and inviting open plan central living area that flows seamlessly onto the private north facing sunny courtyard with a well-appointed kitchen featuring stainless-steel appliances, plenty of storage space and breakfast bar off to one side. A separate laundry conveniently adjoins the kitchen.

The property boasts three generously sized bedrooms (all Queen or King sized), with built-in robes and plenty of natural light. The master bedroom, with its own ensuite, is privately separated from the 2 minor bedrooms. Bedroom 3 is semi ensuite with direct door access to the main bathroom.

3 2 2

Price	SOLD
Property Type	Residential
Property ID	28792
Floor Area	154 m2

Agent Details

Ian Fatharly - 0411 886 183

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia
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XCEED REAL ESTATE

This delightful home offers the perfect combination great presentation, practical floorplan, convenient location and lock & leave low maintenance living.

For further details or to arrange a private inspection please contact Ian Fatharly on 0411 886 183 or ian@xceedre.com.au

FEATURES INCLUDE

• 3 x Queen or King sized bedrooms

• Low maintenance garden in small complex of only 3

• Open plan kitchen/living/dining area

• Paved north facing courtyard

• Double garage with remote controlled door and storage area

• Reverse cycle split system air-conditioning

• Gas storage hot water heater

• Freshly upgraded with new paint, carpets, wooden flooring and blinds

• Gas heating point to main living area

AREA HIGHLIGHTS

• Westfield Innaloo Shopping Centre. Approx 3km

• Morris Place Shopping Centre Approx 700m

• Ikea. Approx 3km

• Bunnings. Approx 2.5km

• Karrinyup Shopping Centre approx. 2km

• Stirling Train Station. Approx 3km

• Innaloo Cinema. Approx 3km

• Scarborough Beach. Approx 3.2km

• Yuluma Primary School. Approx 700m

• Churchlands Senior High School. Approx. 4km

Council Rates-$1,691.97 P/A

Water Rates- $1,265.89 P/A

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