

20 Birralee Loop, Innaloo







Family Perfection on a Private Street

YEAP, IT'S SOLD IN THE FIRST HOME OPEN BY JANET YEAP. CONTACT 0452 018 118 FOR OTHER OPPORTUNITIES!

Your quest for the ideal family home ends right here. This exquisite and generously proportioned single-level home boasts four bedrooms and two bathrooms, offering an array of features that are bound to meet all your needs. Each room exudes a modern aesthetic with clean lines and a soothing neutral earthy palette that exudes a timeless sense of style. Nestled on a 483-square-meter green title block, properties of this caliber are rarely available, making this remarkable home a hot commodity that won't stay on the market for long.

Situated on a tranquil cul-de-sac and neighbouring to the enchanting Birralee Loop Reserve playground, the thoughtfully designed floor plan adds to the allure. As you step into the foyer, you'll find a separate office and an elegant formal living area.

The formal living area is your cozy retreat, ideal for unwinding with friends, engaging in lively conversations, and savoring delicious meals and wine. Alternatively, it can serve as a haven for your family to gather for a movie night, with double French doors isolating it from the kitchen and bedrooms, ensuring peace and quiet.

The heart of the home lies in the kitchen, featuring a sprawling marbled

4 2 2 483m2

Price	SOLD
Property Type	Residential
Property ID	29385
Land Area	483 m2
Floor Area	166 m2

Agent Details

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island centerpiece. It's where culinary delights are crafted, and where the pulse of the household often beats. Additionally, it serves as a hub for family members, whether they're enjoying breakfast or tackling daily chores. With double sinks, tiled backsplashes, and top-tier appliances, this kitchen is a chef's dream. Ample cupboard space and an adjoining spacious pantry that leads to the laundry area further enhance its functionality.

The sizeable master bedroom suite, complete with split-system air-conditioning, boasts mirrored and built-in wardrobes, as well as an exquisite ensuite bathroom with a shower and a separate toilet.

Diagonally from the kitchen, is the guest bedroom which is impressively spacious and could easily transform into a games or activity room.

The minor bedrooms are equally noteworthy, one with featuring mirrored built-in robes and air conditioning. These bedrooms share a practical main family bathroom equipped with a separate bath and shower.

Step outside, and you'll discover a roomy patio accessible from both the dining area and family room, providing sheltered space for entertaining. It extends to a vast backyard with ample room for pets to roam freely, making it worry-free for pet lovers. Additionally, there's enough space to accommodate an outdoor spa or a trampoline.

This home offers the convenience of proximity to bus stops, expansive local parklands, St. Dominics Primary School, Yuluma Primary School, cafes, and the nearby Westfield Innaloo Shopping Centre. Other exceptional educational facilities, The Saint George Hotel, Morris Place, the exciting Karrinyup Shopping Centre, restaurants, a local cinema, and Stirling Train Station are all within easy reach. As for beach enthusiasts, the revamped Scarborough Beach and its picturesque foreshore and esplanade are just a stone's throw away. In terms of location and lifestyle, it doesn't get much better than this!

The Opportunity you will Love
• Freshly painted walls with new carpets in the bedrooms
• Filtered water in the kitchen and master ensuite shower
• Four bedrooms and two bathrooms and two separate toilets
• High ceilings and generously sized rooms
• Private formal living room
• Open-plan kitchen, dining area, and family room
• Big office/study area with built-in cabinets
• Spacious front master-bedroom suite
• Gas bayonet in the formal living and open plan area
• Evaporative plus 1x split system R/C A/C in open plan kitchen/dining/family area
• Designated washing line area off the laundry
• Venetian blinds
• Invisi-gard and security film on windows
• Monitored alarm system (to be subscribed)
• Security screen at all entry point
• Versatile front 4th bedroom or games/activity room
• Enjoyable north-facing alfresco area with a large backyard
• Remote-controlled double garage with storage
• Bore water for your garden to help reduce water bills

• Conveniently located near everyday amenities
• Walking distance to Stirling Train Station
• Green title, no strata fees

Location (approx.distances)
• 97m - Birralee Reserve (Birralee Hertha Park) playground 97m
• 250m - Nearest Bus Stop (Barnes St after Bates Rd)
• 900m - Birralee Park
• 1.1km - Yuluma Park
• 1.3km - Yuluma Primary School
• 1.3km - Osborne Park Hospital
• 1.3km - Stirling Train Station
• 1.4km - St.Dominic Primary School
• 2km - Westfield Innaloo Shopping Centre
• 3.1km - Karrinyup Shopping Centre
• 4.6km - Scarborough Beach foreshore
• 5.1km - St Mary's Anglican Girls School
• 6km - Carine High School

Don't miss out on this exceptional opportunity. Contact Janet Yeap from Xceed Real Estate today on 0452 018 118 to register your interest.

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