







Ultimate Lock & Leave Convenience in a Prime Location - NO STRATA FEES!

Embrace an easy, coastal lifestyle in this beautifully presented three-bedroom, two-bathroom home, nestled in the sought-after suburb of Innaloo. Set back from the road in a quiet, well-maintained complex of three, this bright and airy haven offers both peace and privacy. Designed for low-maintenance living, it features a sunlit north-facing alfresco—perfect for year-round enjoyment.

Located just moments from Stirling Train Station, Westfield Innaloo, lush parks, cafes, and restaurants, this home offers unbeatable convenience. Plus, with Perth CBD just 15 minutes away and Scarborough Beach only 7 minutes down the road, you'll have easy access to pristine coastlines, an outdoor pool, and vibrant Scarborough sunset markets.

Whether you're a first-time buyer, small family, professional couple, FIFO worker, investor, or downsizer, this spacious and light-filled retreat is sure to impress. NO STRATA FEES or shared insurance make it an even smarter investment!

PRACTICALITY YOU WILL LOVE:
Discover the perfect blend of functionality and comfort in this thoughtfully designed home, featuring a seamless open-plan layout and ducted air conditioning throughout. The expansive, light-filled lounge effortlessly flows into a private, north-facing paved courtyard, enclosed by a secure perimeter

3 2 2 200m2

Price	SOLD for $800,000
Property Type	Residential
Property ID	31316
Land Area	200 m2

Agent Details

Janet Yeap - 0452 018 118

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia
08 9207 2088

wall—ideal for peace of mind. With access from both the garage and living area, entertaining family and friends during summer BBQs is a breeze.

The adjoining open-plan dining area and kitchen are designed for convenience, allowing you to supervise young children playing safely in the courtyard. This versatile outdoor space serves as a blank canvas, inviting you to transform it into a charming garden oasis, perfect for morning coffee and tea. Whether it's adding a deck, planting vertical star jasmine, building a timber batten feature wall, or installing a louvered pergola—the possibilities are endless. Additionally, a handy storeroom around the side of the yard offers ample storage for your belongings.

The contemporary kitchen boasts generous cabinetry, soft-close drawers, a gas cooktop, a double sink, stone benchtops, and stainless steel appliances, making it ideal for everything from family dinners to quick bites at the breakfast counter. The master bedroom features a walk-in robe (WIR) and an ensuite bathroom, while bedrooms two and three are equipped with full-height mirrored built-in robes, providing abundant storage. A European-style laundry is neatly concealed behind sliding doors, ensuring a clean and organized living space all year round.

OTHER KEY FEATURES YOU WILL LOVE:
• Freshly painted walls
• North-facing and paved private courtyard with minimum garden maintenance
• Open-plan area bathed in natural light
• Fly screen to all windows, main door and sliding doors to alfresco
• Ducted air conditioning throughout for all year comfort
• Secure single-car garage with remote door, just serviced
• Modern galley kitchen with stainless steel appliances and tiles splashback
• WIR in the master bedroom with ensuite and BIR in the other two bedrooms
• Separate lockable store room
• Brand new LED lights throughout
• Front and rear security doors for added peace of mind
• Clothesline are thoughtfully tucked out of sight
• Hard wearing floor tiles in the open-plan area
• Fully carpeted bedrooms
• Fully secure and private backyard with high boundary walls, ensuring complete seclusion

LIFESTYLE YOU WILL LIVE:
Enjoy proximity to world-class shopping at Karrinyup Shopping Centre with the ultimate convenience of coastal living! Walking distance to local cafes, restaurants, shops, and just minutes from the iconic Scarborough Beach Esplanade. Explore the vibrant lifestyle with sunset markets, bars, gyms, yoga studios, and more nearby. Only a short stroll separates this terrific home from the luscious lawns of Birralee Loop Reserve, Geneff Street Playground and Birralee Park . In close proximity to bus stops and walkable to Stirling train station. An easy access into Mitchell Freeway allowing for a short trip into the CBD.

DISTANCES TO AMENITIES (approx):
• 500m - Bus stop
• 600m - The Morris

• 1.1km - Stirling train station
• 1.8km - Westfield Innaloo
• 2.8km - Karrinyup Shopping Centre
• 4.4km - Scarborough Esplanade
• 10km - Perth CBD

DISTANCES TO SCHOOLS (approx):
• 1.3km - Yuluma Primary School
• 1.1km - St. Dominic Primary School
• 3km - Balcatta Senior High School
• 4km - Churchlands Senior High School
• 4.3km - Hale School
• 4.8km - St.Mary's Anglican Girls School
• 4.7km - Newman College

Don't miss your chance to secure this remarkable property! Contact Janet Yeap on 0452 018 118 to express your interest today.

Disclaimer: Whilst we use our best endeavours to ensure all information is correct, buyers should make their own enquiries and investigations to determine all aspects are true and correct.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.