## Stylish, Sophisticated & Surprisingly Spacious

Auction Location: Online Auction

Tucked privately away from the street, this beautifully presented three bedroom, two bathroom residence delivers an impressive combination of contemporary style, generous living, and easy-care convenience in an ultra-handy Innaloo location.

From the moment you step inside, the home feels polished and considered. Warm timber flooring runs through the expansive open-plan living and dining area, complemented by crisp neutral interiors, high ceilings, and modern lighting to create a space that feels both sophisticated and incredibly comfortable.

At the heart of the home is a superbly appointed, renovated kitchen designed to be used, not merely admired. Sleek white cabinetry, premium porcelain benchtops, an integrated fridge, and an integrated dishwasher pair seamlessly with an oversized island bench with breakfast-bar seating. These are joined by a substantial freestanding Fisher & Paykel cooker, gas cooktop, and integrated rangehood. This culinary powerhouse is further elevated by a cleverly integrated butler's kitchen area, offering exceptional extra preparation space and discreet storage to keep your main kitchen clutter-free.

The open-plan layout connects naturally with the dining and living zones, creating one large central hub that works equally well for relaxed nights at

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| **Price** | Under Offer by Team Adam & Brynard |
| **Property Type** | Residential |
| **Property ID** | 33610 |

### Agent Details

Adam Whitford - 0406 616 608
Brynard Stander - 0428 169 339

### Office Details

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

home or entertaining a crowd.

Sliding doors extend the living outdoors to a private, covered alfresco. Timber decking, integrated lighting, and a low-maintenance courtyard create an inviting setting for long lunches, summer barbecues, or an evening drink without a garden demanding your weekend in return.

Accommodation is equally impressive. The generous main bedroom features extensive built-in robes, a ceiling fan, and its own ensuite, while two additional bedrooms provide flexibility for family, guests, or a dedicated home office. A well-appointed main bathroom, a separate laundry area cleverly plumbed into the garage, and excellent storage complete the practical side of the home.

Adding substantial future-proof appeal is the double garage, providing secure parking for two vehicles, direct internal access to the kitchen, and a newly installed EV fast charger for ultimate everyday convenience.

This smart-wired residence is tailored perfectly for modern living, boasting WA's fastest FTTP (Fibre to the Premises) internet with lightning-fast download speeds exceeding 1000mbps. Complete with a centralised smart home hub, you can effortlessly control your lighting, music, and climate systems directly from your device.

With approximately 110sqm of residence plus a 35sqm garage, this is a home that packs an enormous amount of premium functionality into a clever, low-maintenance footprint.

Positioned in sought-after Innaloo, you're within easy reach of local shopping, cafés, parks, public transport, and major arterial routes, with the city and coast both comfortably accessible.

For downsizers, professionals, young families, or investors looking for a tech-ready property a cut above the standard villa, 3B Halley Street delivers contemporary living without the upkeep.

Features You'll Love:

• Smart Home Technology: Integrated smart home hub controlling lighting, music, and air conditioning.
• Blazing Fast Connectivity: WA's fastest FTTP (Fibre to the Premises) internet infrastructure supporting download speeds exceeding 1000mbps.
• Luxury Chef's Kitchen: Fully renovated contemporary kitchen featuring high-end porcelain benchtops, integrated fridge & dishwasher, and an oversized island breakfast bar.
• Butler's Kitchen Area: Dedicated secondary prep and storage zone to maintain a pristine main kitchen environment.
• Eco-Friendly Parking: Secure double garage featuring an installed EV fast charger and direct internal entry.
• High-End Cooking: Substantial Fisher & Paykel freestanding oven and gas cooktop.
• Bed & Bath: Three bedrooms with built-in robes and two modern bathrooms (including a private master ensuite).
• Living & Entertaining: Spacious open-plan living and dining hub complete

with warm timber flooring.
• Outdoor Oasis: Private, covered alfresco entertaining area featuring premium timber decking and a low-maintenance courtyard.
• Climate Comfort: Fully ducted air-conditioning system coupled with ceiling fans.
• Ambiance & Storage: Modern downlights, stylish feature pendant lighting, a separate laundry area cleverly plumbed into the garage, and excellent built-in linen/storage space.

Modern, private, and exceptionally easy to live in, 3B Halley Street is the kind of home where all the hard work has already been done. Simply move in, unpack, and enjoy.

*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.*