

Sold



3A Parsons Way, Innaloo



## A Stunning Revamp!

You can't help but be impressed by what this cleverly-renovated 4 bedroom 2 bathroom rear duplex has to offer, privately positioned on approximately 400sqm and so close to all of your everyday amenities, too.

This spacious and well-designed residence is perfect for a busy family that loves entertaining, providing you and your loved ones with a host of quality modern fittings, as well as two separate living areas – one of which is a vast open-plan family, dining and kitchen space where recently re-sanded and re-polished Tasmanian Oak wooden floorboards meet new timber bench tops, new marble splashbacks, a breakfast bar for casual meals, a storage pantry, stylish contemporary lighting and stainless-steel appliances, including an Omega dishwasher, a Technika gas cooktop and a range hood and separate oven of the same brand.

Preceding all of the above is a carpeted front lounge room that welcomes you upon entry and will charm your senses with its decorative ornate fireplace feature. The minor sleeping quarters include a versatile double-sized fourth bedroom that can easily be converted into a study if your personal needs allow for it, whilst the delightful master suite at the other end of the house boasts a fitted walk-in wardrobe, a ceiling fan and an intimate ensuite bathroom with a bubbling corner spa bath, a shower and a toilet.

Out back, a splendid entertaining deck with a shade sail overlooks low-maintenance artificial turf and a lovely corner vegetable garden in the most tranquil and secluded of setting. Enjoying a handy internal shopper's entrance is a secure remote-controlled double garage with a newly-painted

4 2 2 400 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	8022
<b>Land Area</b>	400 m <sup>2</sup>

### Agent Details

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epoxy-coat floor, ensuring that all of the hard work has truly been done for you here.

Aside from there being plenty of room for absolutely everybody, this property's ultra-convenient location is second to none – finding itself situated virtually opposite the Barnes Street Early Learning Centre, within walking distance of Yuluma Primary School, sporting facilities at Yuluma Park, the Morris Place shopping precinct and The Saint George Hotel, only minutes from the freeway and public transport at Stirling Station and easily accessible to Scarborough Beach's multi-million-dollar esplanade revamp, the exciting Karrinyup Shopping Centre redevelopment and the soon-to-be-upgraded Westfield Innaloo (set to be transformed into Westfield Stirling) shopping and cinema complex. A beautifully-presented, yet practical, home with plenty of promise awaits you!

Other features include, but are not limited to;

- Lovely courtyard entrance with seating for quiet contemplation before you even step foot inside
- New carpet and paint throughout
- Split-system air-conditioning to the family/dining/kitchen area and front lounge room
- Two gas bayonets – one in each living area
- Built-in bench seating to the dining area
- Carpeted master suite
- 2<sup>nd</sup> bedroom is also carpeted and has a ceiling fan, plus built-in robes
- 3<sup>rd</sup> bedroom carpeted with BIR's and a ceiling fan
- Carpeted 4<sup>th</sup> bedroom/study
- Main bathroom with a separate bathtub, shower and heat lamps
- Stylishly-revamped laundry with plenty of over and under-head storage, a separate 2<sup>nd</sup> toilet and outdoor access
- Linen press
- Feature walls to the master and fourth bedrooms
- Feature fireplace in lounge not operational (for decoration only)
- Feature LED down lighting
- Feature skirting boards and trimmings throughout
- Security-alarm system
- CCTV security-camera system
- Gas hot-water system
- Easy-care reticulated garden beds
- Hot and cold water outdoor shower at front of property – ideal to wash off after a day out at Scarborough Beach
- Electric twin picket driveway gates for peace of mind, added security and ample parking space for 4 extra cars
- Double remote lock up garage
- No common driveway to speak of
- Close to top educational facilities
- Excellent public-transport links, bar and restaurants within walking distance
- Short commute to both the city and coast
- Converted attic space for additional storage

What more could you possibly wish for? They really have thought of everything when upgrading this already stunning home. Viewing is an absolute must, please call Kim Bamford now on 0406 643 347 to register your interest as we are sure that this one will be snapped up quickly!

\*Floor plan available on request

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