

1/117 Birdwood Street, Innaloo, WA 6018

BURKE REALTY

Villa For Sale

Wednesday, 12 June 2024

1/117 Birdwood Street, Innaloo, WA 6018

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 285 m2

Type: Villa



Marcia Burke
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OFFERS OVER \$759,000

Welcome to this fabulous, immaculately presented, air-conditioned street front villa with your own driveway lined with gorgeous fruiting trees. Nestled in a small group of three with no strata fees. Your immaculate abode boasts 3 bedrooms, semi en suite bathroom, great kitchen with modern inclusions, 2 living areas, 2 WCs and big double remote garage, separate storeroom & plenty of off-street parking for family & friends when visiting. Solar panels to save you \$\$\$\$ also. Superbly located in excellent proximity to Karrinyup & Innaloo shopping complex's, Morris Road shops, 2 minute walk to Yuluma Park & Innaloo Sports Club, catchment area for Carine S.H.S school, Stirling train station, Freeway North / South & bus transport. The location of this gem alone, makes for very convenient lifestyle. The internal layout has a thoughtful design for open plan living with separate private bedroom quarters. A fabulous outdoor entertaining area is fully fenced, has a patio with café blinds ideal for entertaining family & friends all year round. This delightful home is a great investment, perfect for downsizers, first home buyers and investors. Don't delay! Features: -

- Fully fenced street front villa with own double driveway
- Fabulous stylish open plan living & dining with reverse cycle air-conditioning
- Kitchen has Smeg gas cook top, electric oven & grill, dishwasher, pantry, loads of cupboards & bench space
- Family room off the kitchen to snuggle up & watch a good movie
- Sizable air-conditioned main bedroom with glass sliding door built-in robes & semi en suite bathroom
- Bathroom has bath, separate shower, WC & vanity with storage
- Bedrooms 2 & 3 with reverse cycle split system air-conditioning, both with built in robes
- Separate 2nd WC
- Renovated laundry with walk-in linen press, storage cupboards & outdoor access
- Timber look flooring to all bedrooms
- Security alarm & screens
- Front courtyard with patio, café blinds & low maintenance reticulated garden
- Separate large storeroom off double garage
- Double remote garage with extra parking for visitors behind as well as paved front parking space
- Near new gas hot water system
- No strata fees in small block of 3
- Built in 1997 with 161sqm under main roof & 285 sqm of land
- Close to all amenities

PUT BURKE TO WORK – Call Marcia 0416 138 096 today to register your interest in this fabulous property!