

1/40 Boronia Street, Innaloo, WA, 6018

Sold House

Wednesday, 21 June 2023

1/40 Boronia Street, Innaloo, WA, 6018

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Dirk Jooste
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Dan Owens

SLEEK AND SOPHISTICATED!

Suits Buyers In The \$800,000's

Proposed lot 1/40 Boronia Street, Innaloo

THE SELLERS RESERVE THE RIGHT TO ACCEPT AN OFFER WITHOUT NOTICE PRIOR TO THE CLOSING DATE.

Brand-new and ready to move into right away, this stunning 3 bedroom 2 bathroom two-storey street-front residence boasts more space and extra quality modern features compared to your average townhouse in the area, enjoying a quiet - yet ultra-convenient - location at the very same time.

Beyond a striking feature entry door lies a carpeted lounge - or theatre - room at the front of the home, preceding an impeccably-tiled open-plan living, dining and kitchen area where a breakfast bar, sparkling stone bench tops, double sinks and a double storage pantry meet a stainless-steel range hood, a five-burner gas cooktop, double Westinghouse ovens and more.

There is also a powder room on the ground floor, as well as under-stair storage, a light-filled laundry and shopper's entry via the double garage. At the rear and off the main living space sits a tranquil and low-maintenance outdoor alfresco-entertaining courtyard. The ideal place to sit and relax without any worry in the world.

Upstairs, a huge master retreat is the pick of the sleeping quarters with its separate "his and hers" walk-in wardrobes, splendid tree-lined inland views to wake up to and a relaxing open ensuite bathroom - walk-in shower, stone vanity, separate toilet and all. Both of the spare bedrooms have mirrored built-in robes themselves and are serviced by a well-appointed main upper-level bathroom with a shower, separate bathtub and a stone vanity for pampering.

The kids can walk to St Dominic's Primary School and Yuluma Primary School - both just around the corner, with a fantastic nearby playground at beautiful Millet Park also set to keep them occupied. The likes of bus stops, The Saint George Hotel, the popular Morris Place shopping precinct, more shopping at Westfield Innaloo and even the amazing new Karrinyup Shopping Centre precinct are within arm's reach - not to mention the freeway, Stirling Train Station and even the new-look Scarborough Beach esplanade. Exquisitely finished and positioned to absolute perfection, this new home could be all yours!

AT A GLANCE

3 bedrooms, 2 bathrooms

Newly-built street-front home - complete with its own driveway

Feature entry door

Carpeted downstairs lounge/theatre room

Tiled open-plan living/dining/kitchen area - with an under-stair storeroom

Living-area access out to the private alfresco-entertaining courtyard

Ground-floor powder room - separate from a light and bright laundry with a stone bench top, under-bench storage, a large walk-in linen press and external/side access for drying

Carpeted upstairs bedrooms - including a huge master retreat with "his and hers" WIR's

Large 2nd bedroom with mirrored BIR's

3rd bedroom with full-height mirrored BIR's

Separate bath and shower to the main upper-level bathroom

Separate upstairs toilet - three in total

Full-height sliding double linen press on the top floor

Remote-controlled double lock-up garage with internal shopper's entry

Extra-high ceilings and door frames downstairs

Quality Essa Stone bench tops throughout
Daikin ducted reverse-cycle air-conditioning system - with e-Zone controls
Ample kitchen power points
Double-glazed windows for thermal efficiency
Feature ceiling cornices
Down lights
Quality modern blind fittings throughout
Fully-insulated
NBN-ready
Outdoor power points to the alfresco
Instantaneous gas hot-water system
Easy-care gardens - with feature lilly pillys
Extra off-street parking for at least one more car out front
No common driveway
Built by 101 Residential (2023) - 12 month maintenance warranty

LOCATION

150m to nearest bus stop
400m to Millet Park
400m to St Dominic's Primary School
800m to Yuluma Primary School (intake area)
1.0km to Bunnings Warehouse
1.4km to Stirling Train Station
1.4km to Westfield Innaloo
1.6km to IKEA
2.4km to Lake Gwelup
3.2km to Karrinyup Shopping Centre
3.9km to Scarborough Beach
11.3km to Perth CBD

Disclaimer - Whilst every care has been taken in the preparation of this advertisement, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters