

**10A Halley Street, Innaloo, WA 6018**

**Villa For Sale**

Saturday, 13 April 2024

10A Halley Street, Innaloo, WA 6018

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 118 m2**

**Type: Villa**



Daniel Poiani  
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## EDS: SUITS BUYERS MID TO HIGH \$700K'S

END DATE SALE: SUITS BUYERS IN THE MID TO HIGH \$700K'S. FIRST OFFERS PRESENTED BY 5:00PM TUESDAY THE 23RD OF APRIL- UNLESS SOLD PRIOR \*Seller accepts the right to accept an offer prior to the end date\*. Nestled in the charming neighbourhood of Innaloo, 10A Halley Street unfolds as a stylish three bedroom, two bathroom villa, where every room is crafted for comfortable and modern living. Situated on a 245sqm block and in a group of three, this street-front home offers a great opportunity for first home buyers, downsizers, young families and investors alike. Through the entryway and into the heart of the open-plan design, discover the effortless flow between the living, dining and kitchen areas, where a neutral modern colour palette is complemented by tiled flooring and down lighting throughout, creating an inviting space for gatherings and peaceful moments. Whether preparing daily meals or cooking up a storm when entertaining, the centrally appointed kitchen stands ready to accommodate with its wrap-around benchtops, a welcoming breakfast bar, tiled splashback and abundant storage. Complete with a built-in oven, gas cooktop, rangehood, double stainless-steel sink, and dishwasher. This space seamlessly connects to the expansive dining and living areas, extending into a courtyard through sliding doors that reveal a brick-paved patio and seating area, setting the stage for effortless entertaining and a low-maintenance lifestyle. The spacious master bedroom is a light-filled retreat, with bright windows offering a picturesque view of the street. Featuring a generous walk-in robe, carpet flooring, a ceiling fan and split-system air-conditioning unit, serving as a sanctuary of comfort and style. The private ensuite includes a frameless glass shower, modern vanity with ample storage and a toilet. The two minor bedrooms feature double built-in robes, carpet flooring and large windows, creating a cozy space of warmth and light. These versatile spaces easily adapt to any of your lifestyle needs, whether as children's bedrooms, welcoming guest rooms, a dedicated home office, or even transforming into a private secondary living area. The main bathroom is complete with a separate bathtub, corner tiled shower, modern vanity unit with ample storage, and a separate WC for added convenience. Other property features include, but not limited to:- Street-front villa with welcoming front grassed area, gardens and established tree- Double remote access garage with additional storage space and internal entry- Roller door access through garage into rear courtyard- Split system air-conditioning units to main living area, master bedroom and third bedroom- Tiled flooring throughout open-plan living areas and carpet flooring to bedrooms- Downlighting throughout- Blinds to all windows and sliding doors- Tiled laundry with sliding door access to drying courtyard- Double linen cupboard in hallway- Gas hot water system- Built in 2007- 245sqm block Perfectly situated nearby local parks, schooling, shopping and an abundance of lifestyle amenities, this charming villa offers convenience, accessibility and a vibrant community, making it an ideal choice for those seeking a balanced and enriched living experience. Location highlights include:- 350m to Huntriss Norman Reserve & 800m to Penelope Stubberfield Reserve- 700m to Lake Gwelup Reserve and walking trails- 1.0km to Innaloo Sportsmen Club & Yuluma Park- 1.3km to Karrinyup Shopping Centre and Dining/Entertainment Precinct- 3.4km to Innaloo Megacentre- 3.6km to Westfield Innaloo Shopping Centre- 3.9km to Event Cinemas Innaloo- 4.5km to Scarborough Beach & Esplanade- 2.1km to Scarborough Beach Road for various restaurants, cafes and bars, plus retail and business amenities in nearby Osborne Park- 2.9km to Stirling Train Station- 11.6km to Perth CBD Local schooling includes: Yuluma Primary School, St Dominic's Primary School, Newborough Primary, Hale School, Churchlands Senior High School, St Mary's Anglican Girls School and more. Embracing modern style, comfortable living, and unparalleled convenience, 10A Halley Street stands as a testament to a low maintenance, lock and leave lifestyle in the ever-popular suburb of Innaloo. Don't miss the opportunity to make this charming villa your new home! Council rates \$1,862.86 Water rates \$1,353.96 For more information, contact Daniel Poiani on 0479 057 297 or via email [danielp@daveyrealstate.com.au](mailto:danielp@daveyrealstate.com.au) Disclaimer - Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, 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.