

115A Birdwood Street, Innaloo, WA 6018

House For Sale

Thursday, 7 December 2023

115A Birdwood Street, Innaloo, WA 6018

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Dirk Jooste

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ALL OFFERS IN BY 2PM 19.12.23

Suits Buyers In The \$800,000's. The seller reserves the right to accept an offer prior 19.12.23 without further notice. Occupying a commanding street-front position within a well-presented group of only three residences, this impressive 3 bedroom 2 bathroom townhouse defines quality low-maintenance lock-up-and-leave living in a sought-after location, very close to the Karrinyup border. Downstairs, a tiled open-plan living, dining and kitchen area doubles as the central hub of the home with its funky light fittings, Heatglo log fireplace, under-stair storeroom, separate powder room and seamless sliding-stacker-door access out to a securely-gated front alfresco-entertaining courtyard, finished off by an electric café blind for protection from the elements - and artificial turf to make things extra easy. The kitchen itself is more than generous in its proportions and boasts sparkling stone bench tops, a walk-in pantry, a stainless-steel range hood, a five-burner Euromaid gas cooktop, an under-bench oven, a stainless-steel Euromaid dishwasher and double Steel Queen sinks for good measure. Upstairs, the separate sleeping quarters are headlined by a spacious and carpeted front lounge room - or retreat - with splendid tree-lined views, whilst the master-bedroom suite is also over-sized with its walk-in wardrobe, ceiling fan and a private ensuite bathroom, comprising of a large shower, twin "his and hers" stone vanities, under-bench storage and a separate toilet. Stroll to the sprawling Yuluma Park, the Innaloo Sportsmen Club, bus stops, The Saint George Hotel, the popular Morris Place shopping precinct, picturesque Lake Gwelup and even the new-look Karrinyup Shopping Centre from here, with so much more only a matter of minutes away in their own right - the coast, the freeway and more shopping at Westfield Innaloo included. Your new stylish address awaits!

AT A GLANCE 3 bedrooms, 2 bathrooms Freshly repainted internally Open-plan living/dining/kitchen area - with stone bench tops and a dishwasher Gated alfresco-entertaining courtyard Large carpeted upper-level lounge/retreat, overlooking the treetops Huge carpeted upstairs bedrooms - inclusive of the master suite 2nd bedroom with a walk-in robe 3rd bedroom with a fan and double-door WIRLlight, bright and stylish main upstairs bathroom with a shower, separate bathtub and a sleek stone vanity Laundry off the kitchen, comprising of a full-height double-sliding-door linen/broom cupboard, over-head and under-bench storage and access out to a small drying courtyard at the rear Separate 2nd upstairs toilet Downstairs powder room (3rd toilet) Full-height double-sliding-door linen press upstairs Nu-Style remote-controlled electric café/roller blind to the front alfresco courtyard Nu-Style remote-controlled electric security roller shutter to the large feature window, above the wide feature entry/security door Fully-regouted and resealed shower recesses CrimSafe security screens to the downstairs doors and windows (minus the alfresco triple-sliding stackers) Ducted and zoned reverse-cycle air-conditioning Feature skirting boards Instantaneous gas hot-water system Large remote-controlled double lock-up garage with a storage area and internal shopper's entry Weatherproof door between the garage and the rear drying courtyard Easy-care reticulated gardens Neat and tidy reticulated front-yard lawns North-facing frontage with a stunning Jacaranda tree

LOCATION 700m to nearest bus stop 1.3km to Yuluma Primary School (intake area) 1.4km to Farmer Jacks Gwelup 1.5km to St Dominic's Primary School 1.5km to Stirling Train Station 1.7km to IKEA 1.8km to Lake Gwelup 1.9km to Bunnings Warehouse 2.2km to Westfield Innaloo 2.6km to Balcatta Senior High School (optional catchment zone) 2.6km to Karrinyup Shopping Centre 4.6km to Scarborough Beach 5.6km to Carine Senior High School (optional catchment zone) 11.1km to Perth CBD

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.