

11A Phillips Grove, Innaloo, WA 6018



Villa For Sale

Friday, 19 April 2024

11A Phillips Grove, Innaloo, WA 6018

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: Villa



Peter Hart
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Daniel Hart
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UNDER OFFER

King Phillips Nestled within the desirable locale of Innaloo, this modern low-maintenance house sized villa presents an exceptional opportunity to embrace modern living with ease. Where contemporary design meets effortless maintenance, offering a lifestyle of unparalleled convenience and comfort.

Key Features:

- 3 Generous Bedrooms: Each boasting mirrored built-in robes.
- Spacious Master Bedroom: Complete with ensuite and built-in robe.
- 2 Bathrooms & 2 WC's: Ensuring convenience for all occupants.
- Separate Laundry: Equipped with overhead cupboards.
- Tiled Flooring: Adorning main living areas for easy upkeep.
- Carpeted Bedrooms: Providing warmth and comfort.
- Open-Plan Living: Combining kitchen, meals, and family areas for seamless entertaining with glorious morning sunlight.
- No Strata Levies – Common Insurance only

Things You Will Love:

- Sleek Kitchen: Featuring stone benchtops and quality stainless steel 900mm appliances, including a dishwasher.
- Private Courtyard: Bathed in morning sunshine, ideal for outdoor entertainment.
- Ducted Reverse Cycle A/C: Ensuring year-round comfort.
- Gas Instant H.W.S: Providing efficient hot water supply.
- High Ceilings: Enhancing the sense of space and light.

Additional Features:

- Window Treatments: Throughout the property for added privacy.
- Double Linen Cupboard: Offering ample storage space.
- Security Alarm System: Providing peace of mind.
- Reticulated Gardens: Low-maintenance landscaping for effortless upkeep

Parking:

- Triple Auto Garage: With secure shopper's access and storage area.
- Loads of Parking: Catering to your convenience.

Location:

- Approximately 1.7km to Westfield Innaloo shopping centre.
- Approximately 3.1km to Karrinyup shopping centre.
- A short stroll to Millet Park
- Close proximity to a range of amenities, including local cafes, restaurants, schools, beaches and transport links.
- Churchlands SHS catchment
- Approximately 3.5km to Scarborough Beach

Property Details:

- Building area: 178sqm
- Land area: 274sqm
- Water Rates: \$1,251 approx
- Shire Rates \$1,896 approx

Experience the Best of Both Worlds: Centrally located for those who relish the blend of city and coastal living, 11A Phillips Grove offers a lifestyle of comfort and convenience, so don't miss out on this exceptional opportunity – contact the Hart Brothers today to register your interest.

Contact Information:

- Peter Hart: 0409 294 128
- Dan Hart: 0419 944 652

Disclaimer: This information is provided for general purposes only and is subject to change. Interested parties are advised to conduct their own independent enquiries.