

**13 Tipton Walk, Glendalough, WA 6016**

*MOUVE*

**Townhouse For Sale**

Thursday, 18 April 2024

13 Tipton Walk, Glendalough, WA 6016

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 194 m2**

**Type: Townhouse**



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## Suit Buyers Mid - High \$900,000's

Sale Process: This is an End Date Sale using the RESO Platform with the sale end date at 2.00pm (AWST) 29th April, unless sold prior. Green titled, brand new, ready to move in to and perfect for those with a passion for entertaining, the "Verve" at Stockland's CANOPY development allows you to live life with spirit and is a spacious 3 bedroom, 2 bathroom two-storey terrace home with an airy and open feel that has been designed for entertaining and enjoyment. The open-plan living and dining area downstairs includes a kitchen servery extending out to a light and bright alfresco-entertaining courtyard. Also on the ground floor is a powder room and double lock-up garage, benefitting from private laneway access at the rear.

Upstairs, the sleeping quarters are cleverly separated from everything else, with an impressive layout even allowing space for the commodious master-bedroom suite to have its own balcony overlooking the landscaped Tipton Walk public access way. An urban oasis at the heart of everything, "Canopy by Stockland" is a leafy hideaway nestled between the city, the sea and the sought-after inner-western suburbs – desirably located only five kilometres from the CBD and doubling as an established community with parks, walking trails and an easy connection to Perth. Now this is what you call living..

WHAT'S INSIDE: • 3 spacious bedrooms, 2 bathrooms • Open-plan living, dining and kitchen area downstairs, complete with stone bench tops and bi-fold servery windows out to the partial covered alfresco • 900mm-wide five-burner Blanco gas cooktop/oven • Integrated rangehood • Stainless-steel Blanco dishwasher • 1.5 bowl Abey under-mount kitchen sinks • Large upstairs master-bedroom suite with full-height fitted and mirrored built-in wardrobes, plus a well-appointed ensuite bathroom that comprises of a huge walk-in rain shower, a toilet and twin "his and hers" stone vanities • 2nd/3rd upper-level bedrooms with full-height custom-fitted mirrored built-in robes • Quality main upstairs bathroom with a rain shower, separate bathtub, a stone vanity and toilet • Cleverly-concealed European-style laundry on the ground floor • Downstairs powder room, with storage space • Full-height sliding double linen press upstairs

WHAT'S OUTSIDE: • Gated entrance • Front alfresco/terrace courtyard overlooking Tipton Walk • Rear outdoor alfresco-entertaining area – with a stone bar – off the living space • Juliet front balcony, off the master suite • Remote-controlled double lock-up garage with rear-laneway and alfresco-courtyard access EXTRAS: • Wider lot allowing interconnection between front & rear courtyards & extra light/ air within home • High ceilings – 31-courses downstairs and 30-courses upstairs, plus 28-course sliding doors • High door frames throughout ground floor, accentuating the sense of space and flow • Stone bench tops throughout • Porcelain tiling • Built-in cabinetry inclusive of draws and shelves to all build-in robes • MyPlace smart technology – including a touch-screen that controls your ducted reverse-cycle/zoned air-conditioning system, the garage roller door and selected lighting – more features available! • Feature LED down lighting throughout • NBN internet connectivity • Skirting boards • Rinnai instantaneous gas hot-water system • Washed-concrete front pathways • Provisions in place for future solar power to be installed • Green title - No strata fees

LOCATION: • Shops, cafes and parks all nearby, making connecting with friends easy • Close to the buzz of the CBD, Wembley, Subiaco, Mount Hawthorn and Leederville • Walk to beautiful Lake Monger and its stunning surrounding reserve • Stroll to the lovely Fig Tree Park and its playground around the corner – Canopy's own estate parkland • Meander through Tipton Walk – a landscaped road which includes trees, garden beds, paths and seating • Moments from the freeway and Glendalough Train Station • Easy access to the local Glendalough shopping village, Westfield Innaloo Shopping Centre and The Mezz in Mount Hawthorn • Close to health and fitness options, plus both walking and cycling trails around Lake Monger and the nearby Herdsman Lake • Childcare centres and public/private schools all nearby • Sought-after Bob Hawke College catchment zone • Off-road parking bays for your guests and visitors to utilise, around the estate Whether you're seeking somewhere incredible to call home, or you're a savvy investor looking to tick every box, Canopy by Stockland more than delivers. Get in touch with Exclusive Selling Agents Troy Smith on 0414 730 273, Sarah Calautti on 0437 717 177 or Cameron Cherubino on 0401 559 913 for further information or to book your viewing!