

**16B Escot Road, Innaloo, WA 6018**

**House For Sale**

Thursday, 4 January 2024

16B Escot Road, Innaloo, WA 6018

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 202 m2**

**Type: House**



Daniel Poiani  
0894024255

## EDS: Suits Buyers in the \$700k's

END DATE SALE: Suits Buyers in the \$700k's  
FIRST OFFERS PRESENTED BY 5:00PM TUESDAY THE 16TH OF January  
- UNLESS SOLD PRIOR \*Seller accepts the right to accept an offer prior to the end date\*.  
Step into a realm of modern elegance and low maintenance living, here at 16B Escot Road, Innaloo. Featuring three bedrooms, two bathrooms, bright open plan living, private outdoor area, and much more to discover - get ready to make your move to Innaloo! Situated in a group of three homes, the modern facade is complemented by trees and a small grassed area, adding a touch of greenery and enhancing the overall appeal as a delightful and secure middle unit. Stepping into the living, dining and kitchen area, this bright and inviting open plan area is bright and instantly inviting, featuring a warm timber flooring and downlighting throughout. Large corner windows and sliding door access to the outdoor area allows natural light to flood in and creates a seamless flow between indoor and outdoor entertaining spaces. The eye-catching kitchen is sure to impress, with contrasted white and wood-look cabinetry, tiled splashback and feature pendant lighting. It's also fully equipped with a breakfast bar, stone benchtops, ample preparation and storage space, and high-quality appliances including a double stainless steel sink, dishwasher, built-in oven, gas cooktop and range hood. Venture out to your private outdoor oasis, featuring a covered alfresco, brick paving, and surrounding gardens that offer a serene and relaxing setting. It's low maintenance yet beautifully landscaped, perfect for entertaining or unwinding in your own slice of paradise. The minor bedrooms offer a space that combines sleek design with functionality. Complete with carpet flooring and sliding mirror built-in robes, these versatile and well-sized spaces serve as guest/child bedrooms, or as the perfect private home office that meets your every need. The main bathroom features a modern design with its sleek vanity and stone benchtops, and convenient walk-in shower. The generously sized master bedroom is a private and relaxing retreat, with sliding mirror built-in robes, light-filled windows and access to its own ensuite, with his-and-hers vanity, ample storage, expansive mirror and a large tiled shower. Other property features include, but not limited to:- Double remote access garage for secure parking- Downlighting throughout- Roller blinds to all windows- Tiled laundry with ample storage, space for stacked washer/dryer and outdoor access with doggy door- Additional double built-in storage in living area- Ducted zoned reverse cycle air-conditioning throughout- Alarm system Perfectly positioned in the ever-popular suburb of Innaloo, embrace a life filled with an abundance of amenities and conveniences just steps away! Location highlights include:- 400m to Bradley Reserve & 600m to Birralee Reserve- 650m to Yuluma Park & Innaloo Sportsmen Club- 190m to Morris Place Shopping Centre- 2.8km to Westfield Innaloo Shopping Centre & 2.8km to Innaloo Megacentre- 3.1km to Event Cinemas Innaloo- 2.4km to Karrinyup Shopping Centre and entertainment precinct- 1.7km to Lake Gwelup Reserve and surrounding walking trails- 3.8km to Scarborough Beach & Esplanade cafe strip- 12.6km to Perth CBD via Cedric Street 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! Water Rates : \$1,435.36 Council Rates : \$2,032.61 Strata- No Strata Fees Discover a sought-after blend of style, comfort and low maintenance living that this home offers. Don't miss the opportunity to make it yours and step into your future of modern living! For more information and inspection times, please contact Daniel Poiani at 0479 057 297 or via email at [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.