

**18B Ambrose Street, Innaloo, WA 6018**

**House For Sale**

Saturday, 13 April 2024

18B Ambrose Street, Innaloo, WA 6018

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 194 m2**

**Type: House**



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

More than just a house, it's a place to call home. 18B Ambrose Street, Innaloo features three bedrooms, two bathrooms with modern amenities, stylish interiors and welcoming atmosphere. Offering a blend of privacy and low maintenance living and is a fantastic buying opportunity for first home buyers, young families, downsizers, or investors alike. The heart of the home unfolds in a bright, open plan living and dining area, where downlighting and tiled flooring extend throughout, creating a versatile and modern space perfect for both relaxing and entertaining. The well-appointed kitchen boasts a breakfast bar, tiled splashback, large pantry and ample overhead and under bench storage. Complete with a suite of stainless-steel appliances including a double sink, dishwasher, built-in oven, gas cooktop, and built-in rangehood, this kitchen is a functional dream for both the occasional cook and inspired chef. Sliding doors transition seamlessly to the outdoor courtyard, with its wrap-around design. The expansive patio and brick-paved entertaining area promises low maintenance living and privacy while enjoying hosting friends and family, dining alfresco or simply enjoying serene moments outside. Generously-sized the master bedroom is light-filled and relaxing, featuring a large window, double mirrored sliding robes and timber style flooring. Enjoy convenient access to the private ensuite including a corner tiled shower, modern single vanity with under bench storage, large mirror and toilet. Both the second and third bedrooms are fitted with double mirrored sliding wardrobes and timber-style flooring, making these spaces both welcoming and adaptable for use as guest rooms, children's bedrooms, or a home office. The central main bathroom includes a combination shower and bathtub, single vanity, large mirror and separate WC for added convenience. Other property features include, but not limited to: - 194sqm block - Middle villa in a charming group of three with shared driveway - Modern facade and front gardens - Double remote access garage and internal access into home - Tiled flooring throughout open-plan living, dining and kitchen area - Timber style flooring to all three bedrooms - Modern laundry with a tiled splashback, generous storage and access to outdoor drying courtyard - Double linen cupboard in hallway - Ducted reverse cycle air-conditioning throughout. Perfectly positioned in the ever-popular suburb of Innaloo and directly opposite Yuluma Primary School, embrace a life filled with an abundance of amenities and conveniences just moments away! Location highlights include: - 300m to Bradley Reserve & 500m to Birralee Reserve - 750m to Yuluma Park & Innaloo Sportsmen Club - 290m to Morris Place Shopping Centre - 2.3km to Westfield Innaloo Shopping Centre & 2.5km to Innaloo Megacentre - 2.6km to Event Cinemas Innaloo - 2.5km to Karrinyup Shopping Centre and Dining/Entertainment precinct - 1.9km to Lake Gwelup Reserve and surrounding walking trails - 4.2km to Scarborough Beach & Esplanade cafe strip - 2.8km to Stirling Train Station - 11.2km 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! Whether you are a growing family, looking for the next addition to your property portfolio, or excitedly searching for your first home, 18B Ambrose Street, Innaloo is the ideal opportunity for those seeking a lifestyle of ease and comfort. Council Rates : \$1,845.89 Water Rates : \$1,343.90 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, 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