

2/3 Hodges Place, Innaloo, WA 6018

EDISON **McGRATH**

Villa For Sale

Wednesday, 24 April 2024

2/3 Hodges Place, Innaloo, WA 6018

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 244 m2

Type: Villa



Sandra Pereira
0499799960

All Offers By 6th May

All offers by Monday 6th May, 5 PM (the seller reserves the right to accept an offer before this date) If you have been looking for that property that 'feels' right as soon as you walk in, then 2/3 Hodges Place is the home for you. Nestled on a quiet cul-de-sac steps away from Bradley Reserve, this immaculately presented beauty offers the next lucky owners three bedrooms, a bright and airy living room, and ample space for entertaining. This villa provides the perfect setting for both relaxation and gatherings. What you will love • Fully renovated kitchen with dishwasher • North-facing kitchen and dining • Open-plan lounge and dining • Enclosed all-weather front courtyard with passionfruit vine • Attic storage with pull-down ladder • Rear courtyard • Three good-sized bedrooms with robes • Ducted air conditioning throughout • Full bathroom with separate bath • Second toilet • Shear S-Fold curtains • Block out blinds • Modern neutral tones • Wood flooring throughout the living • Carpeted bedrooms • Renovated laundry • Storeroom • Single carport plus additional parking in the driveway • No Strata Levies The Outgoings • Water Rates \$1208.67 pa approx. • Council Rates \$1642.19 pa approx. The Life You Will Live • 35 meters to Bradley Reserve • 450 meters to Morris Fresh IGA • 600 Meters to Yuluma Primary School • 800 meters St Dominic's Primary School • 1.9km Cup & Co • 1.4km Mitchell Freeway • 1.5 Lake Gwelup Reserve • 1.5km Bunnings Innaloo • 2km Westfield Shopping Centre • 2.2km Karrinyup Shopping Centre • 3km Scarborough Beach For further details or to request an information pack showing recent sales, please get in touch with Sandra at 0499 799 960 or sandra@edisonmcgrath.com.au Disclaimer: Whilst every care has been taken to prepare this property's marketing, accuracy cannot be guaranteed. Prospective buyers should make their own inquiries to satisfy themselves on all pertinent matters. Distances are approx.