

**2/40 Muir Street, Innaloo, WA 6018**

**Unit For Sale**

Friday, 5 April 2024

2/40 Muir Street, Innaloo, WA 6018

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Matt Nylander  
0435046706



Corey Newland  
0450966073

## UNDER OFFER

ALL OFFERS PRESENTED MON 08/04\*You're bound to fall in love with this contemporary ground-floor apartment in a secure complex as it's located within close proximity to world-class beaches, shopping centres and easy access to the Mitchell Freeway and Stirling Train Centre. This apartment is the perfect opportunity for first-home buyers, downsizers or investors looking to purchase in a fantastic location. A rare feature of this apartment is the two secure undercover car bays allocated, ensuring that you can rest easy knowing both vehicles are stored safely. Inside the apartment, you'll be welcomed by an ample open-plan living space with tiled flooring, a well-appointed kitchen and a private balcony. The kitchen includes stone benchtops, overhead storage, microwave and dishwasher recesses and an island bench. The master bedroom has built-in mirrored robes and quality window fittings. The second bedroom also has built-in mirrored robes and is a multifunctional space that could be used as a home theatre, home office or guest bedroom. The apartment also includes a well-appointed laundry with a sink and ample storage space. The bathroom has a large shower, WC and vanity.

Additional benefits:??Two allocated secure undercover car bays??Split system air conditioner to living ??Stone benchtops, microwave and dishwasher recess in the kitchen??600x600 large floor tiles to living area??LED lighting throughout??High-quality window treatments??Generous storage throughout??Large private balcony ??Well-appointed laundry ??Double glazed windows??Secure intercom system and building access??Lock up storage room??Three visitor parking bays

Location benefits: ??450m to Yuluma Park??600m to Lake Gwelup??1.8 km to Karrinyup Shopping Centre??2.4 km to Stirling Train Station ??3.2 km to Westfield Innaloo Shopping Centre??4.4 km to Scarborough Beach??11.3 km to Perth City??Surrounded by cafes, restaurants and bars, including Little Sisto, The Corner Dairy, St Brigid Bar and The Saint Rates: ??Council Rates \$1500 pa (approx)??Water Rates \$1200 pa (approx)??Strata Fees \$458 pq

SELLER RESERVES THE RIGHT TO ACCEPT AN OFFER PRIOR TO SET DATE\*