

**25B Shaw Road, Innaloo, WA 6018**



**Sold Townhouse**

Thursday, 15 February 2024

25B Shaw Road, Innaloo, WA 6018

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 180 m2**

**Type: Townhouse**



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**\$955,000**

Stunningly overlooking the sprawling Birralee Reserve across the road whilst occupying a secure middle position in a quality group of just three properties, this stylish and spacious 3 bedroom 2 bathroom two-storey townhouse residence encourages the ultimate in contemporary low-maintenance "lock-up-and-leave" living and is ready to move into right away. Downstairs, a fully-tiled powder room neighbours the carpeted study, whilst a light, bright and open-plan living, dining and kitchen area is where most of your casual time will be spent. There, a Daikin split-system air-conditioning unit and a gas bayonet for heating have all seasons covered, whilst the kitchen itself is made up of sleek stone bench tops, a storage pantry, double sinks, a stainless-steel Blanco range hood, an Omega five-burner gas cooktop/oven and a stainless-steel Fisher and Paykel dishwasher. Sliding-stacker doors off here reveal access out to a private rear entertaining courtyard, where the sounds of chirping local birdlife singing away up in the trees can be heard. Also on the ground level are an under-stair storeroom, a separate laundry with a kitchen cavity slider, under-bench storage, a walk-in linen press and access out to the side drying courtyard and a remote-controlled double lock-up garage - storage area, internal shopper's entry, courtyard access and all. Upstairs, a large carpeted lounge room - or retreat - doubles personal living options and enjoys splendid parkland views at the same time. The tree-lined park vista is also prevalent from within the spacious and carpeted master-bedroom suite, where a walk-in wardrobe meets a fully-tiled ensuite bathroom with a shower, separate toilet, heated towel rack and twin "his and hers" vanities, with under-bench cupboard storage. The carpeted second and third bedrooms have full-height built-in robes of their own, with a powder room and a fully-tiled main bathroom (comprising of a shower, separate bathtub and heated towel rack) completing the picture. You will appreciate the short stroll to the excellent Morris Place shopping precinct (and Morris Fresh IGA supermarket) around the corner, as well as The Saint George Hotel nearby, with bus stops, Yuluma Primary School, St Dominic's Primary School, community sporting facilities, the freeway, Stirling Train Station, Westfield Innaloo Shopping Centre, the spectacular Karrinyup Shopping Centre revamp, picturesque Lake Gwelup, cafes, restaurants and the amazing, new-look Scarborough Beach foreshore all only a matter of minutes away in their own right. The property also falls within the sought-after Churchlands Senior High School catchment zone and is close to other top schools - Hale, Newman College and St Mary's Anglican Girls' School included. A premium parkside lifestyle well and truly awaits you, here!

**FEATURES:**

- 3 bedrooms
- 2 bathrooms
- Study
- Lovely park views from upstairs
- Two separate living areas
- Private rear entertaining and drying courtyards
- Huge upstairs master suite with a WIR
- 2nd/3rd bedrooms with BIR's
- Fully-tiled ensuite and main bathrooms
- Separate laundry with ample storage space
- Powder rooms on each floor
- Under-stair storage
- Wooden floors
- Feature entry door
- Profiled internal doors throughout
- Daikin ducted reverse-cycle air-conditioning system upstairs
- Daikin split-system air-conditioner downstairs
- Instantaneous gas hot-water system
- Easy-care reticulated gardens
- Double lock-up garage
- Shopper's entry
- Side-access gate
- Off-road parking bays for your guests and visitors to utilise, in front of the house

**NO STRATA FEES**

**Rates & Local Information:** Water Rates: \$1,426.02 (2022/23) City of Stirling Council Rates: \$2,219.33 (2023/24) Zoning: R40 Primary School Catchment: Yuluma Primary School Secondary School Catchments: Balcatta Senior High school & Churchland's Senior High School

**DISCLAIMER:** This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.