

3/11 Muir Street, Innaloo, WA 6018

Villa For Sale

Friday, 19 April 2024

3/11 Muir Street, Innaloo, WA 6018

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 281 m2

Type: Villa



Daniel Poiani

0894024255

All Offers Presented

Located in a small group of three, this rear three-bedroom, two-bathroom villa blends modern living, comfort, and privacy, making it a coveted find in the Innaloo area. Step into the light-filled formal lounge at the front of the home, where a welcoming atmosphere makes you feel right at home and sets the tone for the rest of this inviting property. Unwind and entertain guests in style in the modern open-plan living, dining and kitchen area, with timber flooring and LED downlighting throughout, plus a split system air-conditioning unit for comfort all year round. The bright kitchen boasts ample under-bench and overhead storage, a breakfast bar, subway tiled splashback, built-in oven, induction cooktop, dishwasher, and double stainless steel sink, all designed to cater to everyday meals and hosting gatherings with ease. Outdoor living is just a sliding door away, leading to a brick-paved alfresco and patio area that offers a delightful seating area. The wrap-around grassed area adorned with gardens and trees lining the fence, provides a tranquil backdrop for outdoor activities and relaxation. Escape to the master bedroom featuring carpet flooring, split system air-conditioning unit and a generous walk-in robe. Complete with a private ensuite offering a neat vanity with abundant bench space, a large mirror, tiled shower and toilet. The home continues with two additional bedrooms, each finished with carpet flooring and built-in robes, providing a cozy retreat for family or guests. These rooms share a well-appointed main bathroom that includes a separate bathtub, tiled shower, vanity with ample storage, and a separate WC. The renovated laundry enhances daily chores with wood benchtops, subway tiled splashback, double linen cupboard, and sliding door access to the rear drying courtyard. Other property features include, but not limited to: - 281sqm block - Rear villa in small group of three with common driveway - Single carport with gated access through to backyard - Charming brick facade with Australian natives in front garden - Additional lock-up store room - Ducted air-conditioning throughout - Gas hot water system - Council rates \$1,676.15 - Water rates \$1,222.26 This charming villa is ideally located close to local parks, schools, shopping centres, and a host of lifestyle amenities, offering convenience, easy access, and a lively community. Location highlights include: - 300m to Innaloo Sportsmen Club & Yuluma Park - 300m to Penelope Stubberfield Reserve & 750m to Huntriss Norman Reserve - 1.3km to Lake Gwelup Reserve and walking trails - 1.9km to Karrinyup Shopping Centre and Dining/Entertainment Precinct - 2.8km to Westfield Innaloo Shopping Centre & Innaloo Megacentre - 3.3km to Event Cinemas Innaloo - 4.5km to Scarborough Beach & Esplanade - 2.4km to Scarborough Beach Road for various restaurants, cafes and bars, plus retail and business amenities in nearby Osborne Park - 2.6km to Stirling Train Station - 11.7km to Perth CBD 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. Experience the ease and comfort of living at 3/11 Muir Street, Innaloo. Perfect for those seeking a peaceful, low-maintenance lifestyle, this villa is a perfect match for first home buyers, new families, downsizers or investors. Don't miss the chance to see if this is where your next chapter begins... For more information, contact Daniel Poiani on 0479 057 297 or via email 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.