

3/37 Boronia Street, Innaloo, WA 6018

Villa For Sale

Friday, 19 April 2024

3/37 Boronia Street, Innaloo, WA 6018

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 256 m2

Type: Villa



Daniel Poiani

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EDS Suit Buyers in the \$600k's

This charming three-bedroom, one-bathroom villa presents a delightful blend of convenience and comfort, nestled perfectly in the heart of Innaloo and with proximity to local lifestyle amenities, the beach and Perth CBD. This is not one to miss for those seeking an easy-care lifestyle with the perks of a lock-up-and-leave home. Stepping into the generous and open living area, you are immediately embraced by the warm glow of natural light, highlighting the hybrid flooring and creating an inviting atmosphere for relaxation and social gatherings. The tiled dining room offers a central hub that perfectly complements the adjoining kitchen and living room, making it an ideal setting for everyday meals or lively gatherings with friends and family. The neat and tidy kitchen features wrap-around benches with ample storage, tiled splashback, a built-in oven and grill, a gas cooktop, and double-stainless steel sink, ensuring that meal preparation is met with ease and functionality. Sliding doors open to a fully-undercover brick-paved patio, perfect for alfresco dining and year-round entertainment. Small surrounding gardens offer minimal upkeep, making it ideal for busy lifestyles or those who prefer to spend their time enjoying the home rather than maintaining it. Retire to the spacious master bedroom, promising relaxation and rest. Complete with built-in robes and a semi-ensuite that boasts a separate bathtub, a neat vanity with ample storage, a corner tiled shower, and toilet. The versatile minor bedrooms feature built-in robes and easily adapt as guest rooms, children's bedrooms or a dedicated home office to suit your changing needs and lifestyle. The practical laundry space accommodates a washer and dryer, and offers two double linen cupboards, sliding door access to the drying courtyard and a separate WC. Other property features include, but not limited to: - Rear villa in a small group of three - Common driveway - Double remote access garage - Additional large lockable storage room, accessed via the garage - Hybrid flooring to main living area and all bedrooms - Tiled flooring to dining, kitchen, hallway, bathroom and laundry - Ducted reverse cycle air-conditioning throughout - Roller blinds to all windows - Gated side access into backyard The ever-popular Innaloo location is truly unbeatable, nestled between the vibrant City and the tranquil Coast, bordering the suburbs of Woodlands and Doubleview. Enjoy the lifestyle on offer here, within close proximity to excellent retail, dining, entertainment and local conveniences and amenities. Location highlights include:- 350m to Millet Park- 700m to Birralee Reserve- 800m to Morris Place Shopping Centre- 1.5km to Westfield Innaloo Shopping Centre- 1.9km to Innaloo Megacentre- 1.9km Event Cinemas Innaloo- 2.3km to Yuluma Park and Innaloo Sportsmen Club- 3.0km to Karrinyup Shopping Centre and Entertainment Precinct- 3.7km to Scarborough Beach, Scarborough Beach Pool, and Esplanade strip with vibrant cafes, bars and restaurants- 1.5km to Mitchell Freeway (via Cedric Street) - 2.1km to Stirling Train Station- 10.7km to Perth CBD AND MORE!- Council rates \$1,676.15- Water rates \$1,120.42 Whether you're a first or second-home buyer, downsizer, or investor, this low maintenance and charming villa offers comfortable living in a fantastic location. Don't miss the chance to experience Innaloo living at its finest! For more information and inspection times, 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, 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.