

46 Bates Road, Innaloo, WA 6018



Townhouse For Sale

Saturday, 15 June 2024

46 Bates Road, Innaloo, WA 6018

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Townhouse



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CONTACT AGENT

46A, 46B and 46C ALL AVAILABLE FOR SALE - all 3 open for inspection Saturday 15th June You do not want to miss out on a stunning opportunity to acquire any one of these three brand-new 4 bedroom 2 bathroom two-storey townhouse residences that have just been completed - with the quality modern development impressively overlooking beautiful Birrallee Reserve across the road. Classy features are commonplace throughout each light-filled home, from sparkling stone bench tops to engineered wooden floorboards, impressive cathedral raked ceilings with highlight windows that ensure the homes are light filled all year round. Welcoming front lounge rooms seamlessly merge with the central kitchen and dining spaces, as well as a family room on the other side of the airy open-plan layouts. And each townhouse enjoys a north facing courtyard to complete the perfect family home! The kitchens are all impeccably-appointed and boasts sleek stone bench tops, double sinks, tiled splashbacks, breakfast bars, soft-closing drawers, integrated range hoods, 900mm-wide five-burner Westinghouse gas-cooktop and oven appliances and matching stainless-steel Westinghouse dishwashers. Sliding-stacker doors reveal access to alfresco-entertaining courtyards, for a flawless indoor-outdoor integration. Also downstairs in each townhouse are a separate laundry with their own stone counter tops, under-bench storage cupboards, separate toilets and access doors, extending out to side (or rear) drying courtyards. Each abode also has its own remote-controlled double lock-up garage, complete with a large storage area and a handy internal shopper's entry door. Upstairs in each are carpeted retreat/sitting areas - the perfect third living zone, benefitting from high angled ceilings. All bedrooms are carpeted for comfort and can be found on the top floor, inclusive of enormous king-sized master suites, comprising of three bedrooms with full-height side-by-side built-in double wardrobes and extra custom built-in storage, preceding sumptuous fully-tiled ensuite bathrooms with showers, free-standing bathtubs, toilets, twin "his and hers" stone-vanity basins and under-bench storage options. Townhouse "A" has its own driveway and obvious street frontage that allows for amazing uninterrupted views of the park - from the downstairs living zones and all of the main upstairs rooms, inclusive of a large carpeted fourth bedroom or study that can easily convert into a nursery or playroom if need be. A spacious second bedroom up here allows its occupants to wind down to magical evening sunsets, also featuring full-height built-in double robes, storage and shelving. The third bedroom has two full-height side-by-side built-in double robes of its own, whilst a walk-in linen press and a fully-tiled main family bathroom - with a shower, stone vanity, under-bench storage and a third toilet - complete the picture. Townhouse "B" has the largest floor plan of the three and offers extra security by being in the middle of the group, with sliding-stacker doors flowing out to a bonus second north-facing front courtyard that is gated and offers a harmonious blend of paving, lawn and even an established lemon tree. Two sets of sliding-stacker doors connect the main living space to a semi-alfresco courtyard (just like Townhouse "A") at the rear, where most of your entertaining will be done. The retreat upstairs is also graced by a surprise vista of the park, as is the master suite. A huge second bedroom has a fitted walk-in robe, the massive third bedroom has full-height built-in double robes/shelves/drawers and lovely park glimpses to wake up to and the fourth bedroom has full-height built-in double robes and shelving providing extra storage. More park glimpses from the study, a walk-in linen press and a skylight to the fully-tiled main upper-level bathroom finish things off rather nicely. Townhouse "C" will suit those wanting that little bit of extra peace and quiet, tucked away at the rear. This home also has a second north-facing alfresco courtyard that is gated from the driveway, has a lemon tree and sees its reticulated lawn patch connect to the backyard lawn and garden area - right beside the main outdoor alfresco-entertaining area. Sliding-stacker doors link both of the external spaces (the biggest of all three residences) to the internal living zones, with a leafy outlook from the upstairs master suite one of the slight main differences. There is a skylight in the main bathroom up here too, with park views from the second bedroom and lush glimpses from the third bedroom a testament to the townhouse's very clever design. You'll love the convenience of a short stroll to Morris Place shopping precinct - including Morris Fresh IGA supermarket - and The Saint George Hotel, both just around the corner. Other nearby amenities include 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 and picturesque Lake Gwelup, as well as a variety of cafes, restaurants and the revitalised Scarborough Beach foreshore - all just minutes away. Plus, these luxurious properties are perched within the highly-sought-after Churchlands Senior High School catchment zone and are conveniently close to other prestigious schools such as Hale, Newman College and St Mary's Anglican Girls' School. This, ladies and gentlemen, is parkside perfection in its finest form. A tempting low-maintenance "lock-up-and-leave" townhouse lifestyle awaits, no matter what your preference is!

FEATURES:

- 4 bedrooms
- 2 bathrooms
- Upstairs 4th bedroom in each townhouse can be used as a study - you decide
- 3 living zones
- Open-plan downstairs layouts
- Alfresco-entertaining north facing

courtyards•?Custom built-in storage throughout•?Ducted and zoned reverse-cycle air-conditioning systems•?Security-alarm systems•?Quality modern blind fittings•?Feature down lights•?Feature stepped "duo" ceiling cornices•?Feature skirting boards•?Outdoor power points•?Instantaneous gas hot-water systems•?Reticulated lawns and easy-care gardens•?Double lock-up garages•?Internal shopper's entry doorsPrimary School Catchment: Yuluma Primary SchoolSecondary School Catchments: Balcatta Senior High School & Churchlands Senior High SchoolDISCLAIMER: 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.