

**6/18 Sykes Avenue, Innaloo, WA 6018**



**Unit For Sale**

Friday, 1 December 2023

6/18 Sykes Avenue, Innaloo, WA 6018

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 67 m2**

**Type: Unit**



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**From \$449,000**

They say when selling and buying property it is all about PRESENTATION, and POSITION. Well, this property certainly ticks those two boxes. Contemporary designed, gorgeous 67sqm, 2 bedroom, 2 bathroom unit is situated on the first floor of this small gated boutique complex of only 11. With so much development happening in the area, you would want to jump aboard, as this unit is strategically positioned, so close to the Stirling train station, Ikea right on your doorstep, with shopping centres, markets, Osborne Park hospital and all your heart desires, all within very easy proximity. Perfect for the first time buyer, downsizer or your classic city base pad.

**FEATURES:** \* Built in 2020 \* Gated complex offering secure parking \* Open plan kitchen, dining and lounge room that leads out onto a lovely South Facing Balcony \* Well designed kitchen offers abundant below and above counter storage, stone benchtops, integrated dishwasher, all beautifully finished in white cabinetry throughout. This area is serviced with its own split system air conditioning unit \* Main bedroom with double robes, quality carpeting, and ensuite that has shower and toilet. Separate split system air conditioning unit \* European laundry tucked away behind concertina doors \* 2nd bedroom with robes and its own split system aircon \* 2nd bathroom with bath and shower and toilet \* Good storage cupboards throughout \* Secure parking behind remote gates \* Each unit has their own lockable storage unit

**ADDITIONAL FEATURES:** \* Storage rooms are situated around a common area rooftop terrace, offering a wooden communal bench bar area, for an afternoon chat \* Bicycle racks

**DIAMENSIONS:** Living area - 67m<sup>2</sup> Balcony - 10m<sup>2</sup> Car bay - 13m<sup>2</sup> Storeroom - 4m<sup>2</sup> **TOTAL - 94m<sup>2</sup>**

**OUTGOINGS:** Council Rates PA - \$1,659.17 Water Rates PA - \$1,249.54 Levies (Admin \$837 + \$35.34 Reserve) - Total \$872.34 per quarter