

6B Nangetty Street, Innaloo, WA 6018



Duplex/Semi-detached For Sale

Thursday, 11 April 2024

6B Nangetty Street, Innaloo, WA 6018

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: Duplex/Semi-detached



Eric Hooper

Offers to Purchase

*First Home Opens this Saturday 13th and Sunday 14th from 12pm**Property will not be sold before Sunday's Home Open*Continuing a great run of very high quality Innaloo listings, it is my priveledge to offer this terrific rear home on behalf of the original owner.Constructed in 2001 and presented with absolutely nothing to do, this spacious rear duplex in a complex of just two homes will appeal to a whole range of different buyers. This home presents a rare opportunity in a very popular location, where much smaller villas in groups of three or more are far more common than larger homes like this one.Owner occupiers (especially tradesmen), will appreciate the oversized, lockup double garage, which offers the opportunity to securely park a tool trailer or similar in the garage and then park a second or third car in the turning bay. Internally, this is a spacious three bed, two bath residence, with the kitchen adjacent to the generous meals and family areas. This open plan design flows out into the covered, rear outdoor area, offering spacious and year round entertainment options. In addition, there is a seperate front lounge or theatre room, which affords two genuine seperate living areas. The internal dimensions encompass a generous 161 square metres (under main roof) and the total land area is a substantial 427 square metres.Your new home is conveniently situated in a brilliant south Innaloo location. It is about a 10 minute walk to both Stirling Station and Westfield Innaloo Shopping Centre. Many local entertainment, restaurant and cafe options are close by, along with close proximity to world class beaches and beachside amenities.This rare home is just one of two on the original subdivided block and has no common property or strata fees. The driveway to this rear home is owned entirley by the rear home. There is seperate insurance and so no requirement to co-ordinate at all with the front neighbours.The fortunate buyer will be able to move in immediately; with absolutely nothing to do. A significant makeover has already been completed, with brand new timber look floors, a full internal paint job including walls, ceilings, doors and frames, as well as attending to all minor repair jobs that needed doing. Extra features that you will enjoy include solar panels, ducted reverse cycle air-conditioning, a large pitched pergola over the rear entertainment area, reticulated gardens and filtered drinking water. Genuine buyers are encouraged to attend one of the two home opens scheduled for this coming weekend. Please feel free to come to either; the Sunday Home Open will go ahead irrespective of the interest generated on Saturday. There is no need to register.This property is being marketed as "Offers to Purchase". A Buyer Enquiry Range of "Offers from the mid \$800,000's" is suggested as a realistic starting point.This is a very rare opportunity in this red hot area. This property will be sold in the near future, so please come along and express your interest!Council Rates - \$1947 PAWater Rates - \$1364 PA