

72A Barnes Street, Innaloo, WA 6018

Villa For Sale

Saturday, 4 May 2024

72A Barnes Street, Innaloo, WA 6018

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 256 m2

Type: Villa



Daniel Poiani
0894024255

EDS: Suit Buyers in the \$600k's

END DATE SALE: SUITS BUYERS IN THE \$600K'S. FIRST OFFERS PRESENTED BY 5:00PM TUESDAY THE 14TH OF MAY - UNLESS SOLD PRIOR *Seller accepts the right to accept an offer prior to the end date*. Blending functionality with style, 72A Barnes Street, Innaloo is the perfect choice in your search for modern living and low maintenance charm. Positioned at the front of a group of three villas, discover three bedrooms, two bathrooms, open-plan living and a delightful alfresco area, all ready and waiting for its new owner! Welcoming you with a beautiful open-plan area, combining the living room, dining area and kitchen, complete with tiled flooring, neutral colour palette and light-filled windows throughout. The front living room exudes warmth with bright windows on each side, filling the space with natural light and creating an inviting atmosphere for relaxing and entertaining. Flowing into the dining area, everyday meals are enjoyed with ease, with the benefit of a sliding door that opens onto the charming alfresco area, perfect for effortless indoor-outdoor living. The centrally-appointed kitchen is ready to inspire your inner chef, with its breakfast bar, wrap-around benchtops offering plenty of preparation space, and ample storage including under-bench and overhead cabinets. Stainless-steel appliances include a double sink, dishwasher, built-in oven, gas cooktop, and a built-in rangehood. Outside, the pitched patio and brick-paved alfresco area provides a private and low maintenance retreat amid surrounding gardens and trees. Ideal for entertaining with loved ones, this natural extension of the open-plan living area is an essential part of the home for any social occasion. Retire to the master bedroom, where a calming colour palette invites relaxation and sliding door access onto a private courtyard offers a serene escape, perfect for morning coffees or quiet evening reads under the open sky. Complete with carpet flooring, a generous walk-in robe and a modern ensuite bathroom, including a sleek vanity with contrasting black cabinetry set against white benchtops, a corner tiled shower and toilet. Bedrooms two and three offer a welcoming atmosphere with bright windows and soft carpeting, ensuring comfort and peace, plus built-in robes to the second bedroom only. The main bathroom serves these rooms with a corner shower, separate bathtub, modern vanity, large mirror and separate WC. Other property features include, but not limited to: - Street-front villa in a group of three - Single carport - Outdoor lockable storeroom - Roller blinds to windows in main living area - Ducted reverse cycle air conditioning throughout - Tiled laundry with ample overhead storage and outdoor access to drying courtyard - Built in 2006 - 256sqm block - Council Rates : \$1,761.01- Water Rates : \$1,303.65PLUS! Make the most of the lifestyle amenities on offer in Innaloo and surrounds, with various shopping, dining, sporting, and social entertainment options to enjoy! - 400m to Yuluma Park & Innaloo Sportsmen Club- 400m to Morris Place Shopping Centre- 450 to Birralee Reserve- 1.7km to Lake Gwelup Reserve and walking trails - 2.0km to Westfield Innaloo Shopping Centre & Innaloo Megacentre - 2.5km to Event Cinemas Innaloo- 2.9km to Karrinyup Shopping Centre plus dining and entertainment precinct - 5.1km to Scarborough Beach & Esplanade- 1.7km to Scarborough Beach Road for various restaurants and cafes, plus retail, business and other amenities in nearby Osborne Park- 3.0km to Mitchell Freeway access via Odin Road/Cedric, and 10.9km to Perth CBD. Nearby schooling includes: Newborough Primary School, St Dominic's Primary School, Yuluma Primary School, Deanmore Primary School, Churchlands Senior High School, Hale School, St Mary's Anglican Girls School, and more. Comfort and convenience, meets style and open-plan living at 72A Barnes Street, Innaloo. Embrace the lifestyle you deserve and make your move to Innaloo today! For more information and inspection times, please 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.