

**79C Oswald Street, Innaloo, WA 6018**



**Townhouse For Sale**

Thursday, 18 April 2024

79C Oswald Street, Innaloo, WA 6018

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: Townhouse**



Eric Hooper

## Offers to Purchase

\*First Home Opens this Saturday 20th and Sunday 21st 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 townhouse on behalf of the owners.Constructed in 2010 and impeccably presented with absolutely nothing to do, this spacious rear townhouse in a complex of just three homes will appeal to even the most fastidious of buyers. This home presents a very rare opportunity in a highly sought after location, within easy walking distance to Westfield Innaloo Shopping Centre, Stirling Train Station, convenient Freeway access and being close to all local amenities.Internally, this is a spacious three bed, two bath residence, with the kitchen adjacent to the generous meals and family areas. The open plan design flows out into the covered, rear outdoor area, offering year round entertainment options. In addition, there is a spacious front lounge or theatre room, which affords two genuine separate living areas on the ground floor. Furthermore, there is a third living zone upstairs, which would make an ideal teenagers retreat or home office. Overall, the internal dimensions encompass a generous 206 square metres (under main roof) and the total land area is a substantial 229 square metres.Your new home is conveniently situated in a brilliant south Innaloo location. It is about a 10 minute walk to Stirling Station and just four minutes to 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.The fortunate buyer will be able to move in immediately; with absolutely nothing to do. Extra features present in this lovely home include the following:

- Just 4km from Scarborough beach
- Located within Churchlands school catchment zone
- The home is fully detached with no common walls
- Three generous bedrooms and three separate living areas.
- Double glazed windows throughout, improving cooling, heating, noise abatement and security.
- Generous double garage complete with shelving/racking
- Separate store room with shelving
- New Bosch oven, new gas cooktop, Miele Dishwasher
- Well maintained airconditioning systems, with 4 out of 5 split units having been replaced in recent years.
- Very secure property with Alarm system
- NBN ready with Fibre To The Premise (FTTP)
- Low maintenance property. Ideal lock and leave home with no lawns/minimal gardens.
- Quiet neighbourhood with respectful neighbours. All homes in the complex are owner occupied.
- Adjacent to attractive nearby park (La Grange Dongara Reserve)
- No strata management fees (just common building insurance)
- Council Rates : \$2,117 PA, Water Rates \$1525 PA

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". Please contact the Agent for a Guide to potential value.This property will be sold in the near future, so please come along and express your interest!