

**7A Battrass Place, Innaloo, WA 6018**



**Villa For Sale**

Wednesday, 10 April 2024

7A Battrass Place, Innaloo, WA 6018

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 139 m2**

**Type: Villa**



Rob Druitt

0894465222

**From \$699k**

This home boasts a prime position at the end of a charming cul-de-sac, offering picturesque views of Birralee Reserve. Features you will enjoy: \* Dedicated front lounge with timber look flooring\* Open plan family/dining room adjoining kitchen with Split System A/C for comfort\* Generous kitchen with stainless steel appliances including gas cooktop, rangehood, electrolux electric 1.5 wall oven and an abundance of cupboard space\* Main bedroom situated at the front of the home with Split System A/C plus ceiling fan, large walk-in-robe and renovated ensuite with full height tiling and second WC\* Two additional bedrooms at the rear of the home each with built in robes, one with ceiling fan\* Central bathroom complete with Bathtub\* Laundry with separate WC and access to a drying courtyard \* Double remote lock up garage with storage room\* Private large Alfresco area with cafe blinds, ideal for year-round enjoyment\* Recently installed solar system 24 panels with 6.4kw unit and 5kw Inverter\* Insulated\* Built 2000, renovated and well maintained in small triplex group with no strata fees and no common insurance. Excellent location close to well regarded schools, cafes, parks, Karrinyup Shopping Centre & Innaloo Shopping Centre and with easy access to public transport and freeway entrances. Proudly presented by Rob Druitt 0417 922 194