

**86A Birdwood Street, Innaloo, WA 6018**



**House For Sale**

Wednesday, 24 April 2024

**86A Birdwood Street, Innaloo, WA 6018**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Russell Dohmen  
0892461434

## UNDER OFFER

Stunningly overlooking the sprawling Yuluma Park playing fields across the road, this impressive 3 bedroom 2 bathroom street-front Strata villa - one of just three in the complex - feels like a standalone home with its very own driveway, offering quality modern low-maintenance living for all involved. A huge front master suite is the obvious pick of the bedrooms with its splendid tree-lined parkland views, walk-in wardrobe and private ensuite bathroom with a shower, toilet, stone vanity and under-bench storage. The central open-plan living, dining and kitchen area is nice and spacious, playing host to stylish pendant light fittings (in the kitchen), sparkling stone bench tops, double sinks, sleek tapware, glass splashbacks, a double storage pantry, an integrated range hood, a five-burner gas cooktop/oven and a stainless-steel Neff dishwasher. Both spare bedrooms have full-height mirrored built-in robes, whilst a well-appointed main bathroom comprises of a shower, separate bathtub, a stone vanity and heat lamps. Outdoors and at the rear, a terrific north-facing alfresco-entertaining courtyard can be found off the living space and has its own ceiling fan to help circulate the fresh air, framed by easy-care artificial turf. The ultimate "lock-up-and-leave" lifestyle is in the offing here, with the park on the opposite side of the street - virtually your own front yard - home to a fantastic playground that the kids will love. In the other direction are picturesque Lake Gwelup Reserve walking trails, with multiple bus stops, the new-look Karrinyup Shopping Centre and even Primewest Gwelup Shopping Centre also only a strolling distance away. A very close proximity to excellent public and private schools (the property is nestled within the Yuluma Primary catchment and the dual Churchlands Senior High School and Carine SHS intake areas), the Innaloo Sportsmen Club, the freeway, Stirling Train Station, more shopping at Westfield Innaloo, cafes, restaurants and beautiful Perth beaches - Scarborough and Trigg amongst them - is simply an added bonus when it comes to this premium parkside location. What a spot! Other features include, but are not limited to:

- Freshly painted
- Newly-carpeted bedrooms
- High ceilings
- Wooden floorboards
- Triple robe sliders to the 2nd bedroom
- Double robe sliders to the 3rd bedroom
- Stylish laundry with a stone bench top, tiled splashbacks, over-head and under-bench storage cupboards, a full-height mirrored double-sliding-door linen press and access out to a small drying courtyard
- Powder room
- Internal profiled doors
- Ducted and zoned reverse-cycle air-conditioning system
- Security-alarm system
- Ring doorbell/camera
- Security-door entrance
- Small 3 lot Strata Villa
- Outdoor power points
- Instantaneous gas hot-water system
- Low-maintenance reticulated gardens
- Remote-controlled double lock-up garage with a side storage area, internal shopper's entry and access to the rear of the property

Disclaimer: This information is provided for general information and marketing purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries. Property is being sold as is. The seller reserves the right to accept an offer at anytime without giving notice.