

9A Muriel Ave, Innaloo, WA 6018

EDISON McGRATH

Villa For Sale

Tuesday, 9 April 2024

9A Muriel Ave, Innaloo, WA 6018

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 271 m2

Type: Villa



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From \$719,000

The Opportunity: Offering street front convenience, 9A Muriel Avenue effortlessly blends low maintenance living with smart design. Featuring an open-plan living area and a generously sized courtyard, this property offers flexible living alongside three comfortable bedrooms and two bathrooms. Its convenient location ensures easy access to local schools, green reserves like Millet Park, and popular shopping hubs such as Karrinyup and Westfield Innaloo. Welcomed by a spacious, sunlit courtyard you are led to an interior that is just as inviting. Inside, the bright living and dining area flows naturally to the kitchen which is packed with storage options, a roomy pantry, and quality appliances making meal preparation a breeze. Serving as an ideal lock and leave; roller shutters, double-glazed windows, split system air-conditioning and a security system provide peace of mind and comfort year-round. Further perks include a veggie patch, ample outdoor storage and a separate laundry area with its own drying courtyard. Whether it's grabbing a morning coffee from Cup & Co, soaking up the sun at Scarborough Beach, or enjoying the convenience of nearby transport links, this home puts everything within easy reach.

The Features:

- Street front
- Open plan living, kitchen and dining
- Kitchen with tiled splashback, upper and lower cabinetry and large corner pantry
- 4 burner Omega gas cooktop, Fisher & Paykel electric oven and Bosch dishwasher
- Bedroom 1 with ensuite, ceiling fan, shutters and curtains and double mirror robe
- Ensuite with shower and toilet
- Bedrooms 2 & 3 with double mirror robes, shutters and blinds
- Main bathroom with shower and separate bath
- Separate powder room
- Split system air-conditioning in living room
- Security system and CCTV
- Reticulated front garden and large paved courtyard
- Double door linen cupboard near laundry and two additional outdoor storage areas
- Double garage with shoppers entry to laundry

The Lifestyle:

- 150m Cup & Co
- 219m Nearest Bus Stop
- 400m Millet Park
- 1.1km Yuluma Primary School (catchment)
- 1.4km Westfield Innaloo
- 2.2km Freeway/Stirling Train Station
- 2.9km Churchlands Senior High School (catchment)
- 3.6km Karrinyup Shopping Centre
- 3.9km Scarborough Beach Foreshore

The Outgoings:

- Water Rates: \$1,194.67 per annum
- Council Rates: \$1,812.00 per annum

Contact Richard Clucas TODAY for more information: P: 0400 412 824 E: richard@edisonmcgrath.com.au

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