

# A/3 Stubberfield Street, Innaloo, WA 6018



## Sold Villa

Tuesday, 6 February 2024

A/3 Stubberfield Street, Innaloo, WA 6018

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 222 m2**

**Type: Villa**



Brian Murray

**\$705,000**

Nestled on an elevated block as the front residence of a quaint trio, this charming three-bedroom, one-bathroom abode boasts a captivating outdoor entertainment area with a picturesque view of the neighbouring park. Among its many appealing attributes, this modern home stands out for its tranquil location just a short walk to Lake Gwelup Reserve in a serene neighbourhood adorned with quality residences. Surrounded by lush greenery, its proximity to essential amenities such as Karrinyup Shopping Centre, bus stops along Karrinyup Road, and freeway access ensures a convenient and comfortable lifestyle. Whether you're an investor, first-time homebuyer, or downsizer, you'll appreciate the spacious open-plan kitchen, dining, and living area that seamlessly extends onto the stunning paved alfresco space. The bedrooms offer plush carpeting and built-in wardrobes, with the bathroom cleverly designed as a semi-ensuite for the master bedroom. Prepare to be charmed by this sunlit, impeccably maintained home with its elevated park vista and the enticing prospect of substantial annual savings on strata fees.

**\*\*What to Know:\*\***-Featuring an eye-catching front alfresco entertaining area within a small group of three residences. - New colourbond fencing and security gate.- Low maintenance garden with reticulated watering system.- Newly renovated laundry with plenty of storage.- Split system reverse cycle air conditioning throughout including brand new Mitsubishi units in all bedrooms.- Three bedrooms with built-in wardrobes, complemented by plantation shutters in the master suit.- Freshly laid carpet in all bedrooms.- Security alarm system.- The bathroom serves as a semi-ensuite for the master bedroom.- Secure garage with storage space and additional parking for one more vehicle.- Prime location overlooking the park.- Striking front patio with a park view, ideal for keeping an eye on children while entertaining. - Built in 2001 | Land: 222sqm | Living: 112sqm- Council Rates: \$1,593.33/year | Water Rates: \$1,209.35/year | Strata Fees: Nil **\*\*Location:\*\***- 7 minute drive to Stirling bus and train station- Across the road from Penelope Stubberfield Reserve- 850m from Gwelup Shopping Centre and Farmer Jacks Supermarket- 180m to Karrinyup Road bus stop- 370m to Mitchell Freeway on-ramp- 460m to Lake Gwelup Reserve- 1.7km to Karrinyup Shopping Centre- 4kms from South Trigg Beach- 11.6kms to Perth CBD **\*\*Schools:\*\***- 1.1km to Yuluma Primary School- 1.3kms to St Dominic's Primary School- 4kms to Carine Senior High School- 1.8kms to Balcatta Senior High School Contact Brian Murray from Thinc Real Estate on 0414802541 TODAY!Disclaimer:This information is provided for general information 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.