

**18B Laurence Road, Innaloo, WA 6018**

**House For Sale**

Tuesday, 2 July 2024



18B Laurence Road, Innaloo, WA 6018

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 291 m2**

**Type: House**



David Brewer  
0894484111



Tim Tolley  
0894484111

## Offers Close 16th July

Immaculately presented with quality appointments, this family sized, 2 storey townhouse is sure to impress the fussiest of buyers. Ideally located on one of the best streets in the area with minimal traffic flow, this superb residence's functional floor plan is highlighted by the attention to detail and high level of specifications. Boasting 3 oversized bedrooms, plus a study, 2.5 quality bathrooms, a stunning well-appointed kitchen with high-end appliances and living areas on both levels. The seller is inviting you to make an offer for their consideration. Offers close at 5pm on Tuesday 16th July. The seller does reserve the right to accept an offer prior. An enviable list of features include:

- Thoughtfully designed to maximise natural light while maintaining privacy throughout all spaces
- 3 great sized bedrooms - the main offers a four door, full height built-in robes whilst beds 2 & 3 both offer walk-in robes
- Downstairs study - potential 4th bedroom
- 2 beautiful bathrooms - each offering stone tops, feature tiling and dual showerheads - ensuite boasts dual vanities whilst the family bathroom offers both a bath and shower
- Exquisitely crafted and elegantly appointed kitchen. Feature stone tops, quality cabinetry and mirrored splashback compliment Siemens appliances including 900mm gas cooktop, oven / microwave combo, integrated dishwasher & built-in coffee machine.
- Casual family and meals area downstairs
- Huge second living area - upstairs
- Laundry / downstairs powder room with a stone benchtop and plenty of cabinetry / storage
- Ultra private rear courtyard adjoins the kitchen and casual living areas
- Engineered oak timber flooring throughout
- Ducted reverse cycle air-conditioning throughout
- LED, strip and pendant lighting throughout
- Ceiling fans to main and second bedroom as well as the upstairs living
- Feature timber stairwell with glass balustrading
- Hardwired HIK vision security cameras and alarm system
- 6.6kw Canadian solar panel system installed September 2023
- Quality window treatments including block out curtains to the upstairs living and main bedroom
- Feature high, 32 course ceilings, shadowline cornices and 8 ft doors throughout
- Plenty of storage throughout - including linen cupboards on both levels
- Oversized double remote garage with storage areas and shoppers' entrance
- Park a third vehicle in front of the garage as required
- Easy care, reticulated gardens
- NBN connected - Fibre to the Node
- Completed in September 2022
- Small complex of 3 - all owner occupiers
- No strata levies
- Shire rates: \$2,287.24 (2023/2024)
- Water rates: \$1,641.35 (2023/2024)
- 223sqm under roof
- Carine High & Yuluma Primary School catchment areas

Perfectly located to venture north, south, east & west and the endless surrounding amenities including Karrinyup Shopping Centre, the Mitchell Freeway, Scarborough Beach and the CBD.