

**55 La Grange Street, Innaloo, WA 6018**



**House For Sale**

Sunday, 23 June 2024

55 La Grange Street, Innaloo, WA 6018

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 247 m2**

**Type: House**



Sharon Adams

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## Offers

Your Dream Home Awaits in the Most Sought-after Innaloo Location! Welcome to this beautifully presented villa at 55 La Grange Street, that combines location & lifestyle like no other! This 3-bedroom, 1-bathroom abode, is a rare gem situated in the most desirable location. Within meters of La Grange Dongara Reserve Park, and a short stroll to Westfield Innaloo shopping complex, Stirling railway station, public transport, movie cinemas, and entertainment hub, along with a short drive to the beautiful coastal beaches of Scarborough and Trigg. For beach lovers, direct bus access to Scarborough Beach ensures that the sandy shores and rolling waves are never out of reach. With a private front courtyard to enjoy the sunshine and fresh air, you can step inside to discover an impressive floorplan designed for modern living. A spacious living area welcomes you, seamlessly flowing into a spacious kitchen and dining area. Large windows and sliding doors to the front courtyard allow for the natural light to bathe the home. The kitchen is complete with double fridge recess, pantry cupboard and plenty of cupboards, storage and benchtop space, gas cooktop and electric oven. Moving towards the back section of the home you will find the separate accommodation wing. The master bedroom is spacious with large built-in robes, while the 2 minor bedrooms again generous sizes both have built in robes. The family bathroom is centrally located in this section with shower, bath, toilet and vanity, with an additional separate toilet near the laundry. The laundry has a linen cupboard and access to the rear section of the home which is fully paved at the back and sides around to the front courtyard. Lock up garaging ensures security for the car with the bonus of a large additional storage section. With low to no maintenance this lovely home is perfect for first home buyers, downsizers and lock up and leave options. Extras include but are not limited to: reverse cycle air conditioning unit, gas bayonets, auto garage door opening, manual reticulation to front grass and garden areas, freshly painted throughout & cute street appeal with a surprisingly spacious floor plan. This property has everything you could want and more. It's not just a home; it's an affordable and secure lifestyle in a top location. No strata fees, Shire Rates: approx. \$1811 a year Water Rates: approx. \$1300 a year ALL OFFERS WILL BE PRESENTED ON THE 30TH JUNE, HOWEVER THE SELLERS RESERVE THE RIGHT TO ACCEPT AN OFFER PRIOR Don't miss the opportunity to make this exceptional property your own! Call Sharon Adams on 0407988545 for further information or to arrange a viewing