

7/40 Muir Street, Innaloo, WA 6018

Unit For Sale

Sunday, 23 June 2024

7/40 Muir Street, Innaloo, WA 6018

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



Daniel Poiani

0894024255

EDS-Buyers From High \$400K's to Early \$500K's

END DATE SALE: SUITS BUYERS IN THE HIGH \$400K'S TO EARLY \$500K'S. FIRST OFFERS PRESENTED BY 5:00PM TUESDAY THE 2ND OF JULY - UNLESS SOLD PRIOR *Seller accepts the right to accept an offer prior to the end date*. Nestled within a boutique complex of 12, this stunning two-bedroom, one-bathroom apartment offers fantastic suburban living with easy access to both the city and the beach. Stepping into the heart of the home, the open-plan living, kitchen and dining area boasts a modern design and neutral colour palette, complete with tiled flooring and downlighting throughout. Filled with natural light and seamless sliding door access onto the generous balcony, it's the perfect space to relax and entertain in style. The sleek kitchen offers stone benchtops, ample under bench and overhead storage, tiled splashback and feature pendant lighting. Quality appliances include a double stainless-steel sink, integrated dishwasher, built-in oven, gas cooktop and rangehood. Bedroom one features carpeted flooring, a ceiling fan, double sliding mirrored robes, and a bright window with Venetian and block-out blinds, ensuring comfort, convenience and privacy. Enter bedroom two through sliding pocket doors, and discover a spacious bedroom or versatile home office. With triple sliding mirrored robes and carpet flooring, offering flexibility and functionality, perfectly suited to your lifestyle needs. Laundry chores will be a breeze in the tiled laundry room with space for a stacked washer and dryer, ample storage and stainless-steel sink. Indulge in the modern main bathroom, featuring a generous corner shower, single vanity with stone benchtops, a large mirror, and toilet. Other property features include, but not limited to: - Secure gated entry - Two allocated car parking spaces and visitor bays - Private lockable storeroom - Generous balcony with tiled flooring and glass railing - Fold-down washing line to balcony - Split system air-conditioning unit to open-plan area This stylish apartment is ideally located close to local parks, schools, shopping centres, and a host of lifestyle amenities, offering convenience, easy access, and a perfect inner-city lifestyle. Location highlights include:- 650m to Innaloo Sportsmen Club & Yuluma Park- 450m to Penelope Stubberfield Reserve & 850m to Huntriss Norman Reserve- 1.1km to Lake Gwelup Reserve and walking trails- 1.7km to Karrinyup Shopping Centre and Dining/Entertainment Precinct- 3.2km to Westfield Innaloo Shopping Centre & Innaloo Megacentre- 3.6km to Event Cinemas Innaloo- 4.6km to Scarborough Beach & Esplanade entertainment precinct- 2.5km to Scarborough Beach Road for various restaurants, cafes and bars, plus retail and business amenities in nearby Osborne Park- 2.4km to Stirling Train Station- 11.2km to Perth CBD Local schooling includes: Yuluma Primary School, St Dominic's Primary School, Newborough Primary, Hale School, Churchlands Senior High School, St Mary's Anglican Girls School and more. This first-floor apartment seamlessly blends modern style with practical living, making it an ideal choice for those seeking comfort and convenience. Don't miss out on this fantastic opportunity to make this beautiful apartment your new home! For more information, contact Daniel Poiani on 0479 057 297 or via email danielp@daveyrealestate.com.au Water Rates : \$1,222.26 Council Rates : \$1,608.24 Strata Fees : \$518.34 per quarter Disclaimer - Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters