

Sold



45 Thor Street, Innaloo



## Coastal Lifestyle Beckons

\*\*\* Under Contract by Janet Yeap. Call agent for other opportunities \*\*\*\*

This charming residence, boasting a street-front location, features 3 bedrooms and 1 bathroom, providing a low-maintenance lifestyle tailored to your preferences. The recently constructed white breeze block and slat fence enhances its curb appeal, reminiscent of a resort styled, Mediterranean home. Come home and relax, enjoy the allure of a sun-drenched experience on the adjustable louvre patio following a beach excursion. If you seek effortless living in an ideal locale, look no further! Perfectly situated under 15 minutes' drive away from the vibrant Perth CBD and a mere 7 minutes drive to the stunning Scarborough Beach. This pristine street-front villa checks all the right boxes. Whether you're a first-time homebuyer, a young family, working professional, a "lock and leave" FIFO worker, an astute investor or downsizing, you'll appreciate the spacious layout flooded with natural light. Plus, there are no strata fees or shared insurance!

### PRACTICALITY YOU WILL LOVE:

Notable features include a spacious lounge extending to a private courtyard, surrounded by a low-maintenance garden with a perimeter wall and entrance gate for security. The adjoining dining area and kitchen provide convenience without compromising the separation from the main lounge room. The well-equipped kitchen boasts a Bosch dishwasher, Bosch stainless steel cooktop, quality Westinghouse appliances, pantry, double sink with ample under-counter storage, and a shopper's entry off the garage. The master bedroom

🛏 3 🚿 1 🚗 2 📏 256 m<sup>2</sup>

**Price** SOLD for \$740,000  
**Property Type** Residential  
**Property ID** 29671  
**Land Area** 256 m<sup>2</sup>  
**Floor Area** 141 m<sup>2</sup>

### Agent Details

Janet Yeap - 0452 018 118

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

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**REAL ESTATE**

features full-height mirrored built-in robes and a semi en-suite bathroom with a separate bath and shower. Bedrooms two and three are spacious and equipped with quality built-in robes.

#### OTHER FEATURES INCLUDE:

- New split-system air-conditioning unit in the living room and master bedroom
- Beautiful wood grained laminate flooring to living room
- Adjustable louvre roof patio
- Open plan living/dining room adjoining kitchen
- Central semi en-suite bathroom
- Two toilets
- Black fittings to the bathroom
- Front door security screen
- Laundry with direct access to drying area with security fly screen, electric roller shutter and pet door
- Security locks and mesh screens to all bedroom windows
- Outdoor lock-up storeroom
- New gas hot water system
- Gas bayonet
- Foxtel, TV and internet connection
- New double garage roller door with remote door
- Street frontage with separate driveway
- Easy care front courtyard with privacy
- All home items and furniture can be considered in the sale\*

#### LIFESTYLE YOU WILL LOVE:

Immerse in the local lifestyle with amenities such as Osborne Park shopping strip, shopping malls, Cinemas (Events & Hoyts), cafes, restaurants or have a night out at multiple bar venues. So many options! Only a short stroll separates this terrific home from the luscious lawns of Birralee Reserve, Millett Park and Muriel Avenue's famous Cup & Co cafe. In close proximity to bus stops and Stirling train station, giving easy access into Mitchell Freeway allowing for a short trip into the CBD.

#### DISTANCES TO AMENITIES (approx):

- 200m - Bus stop
- 450m - Cup & Co cafe 900m
- 900m - Lot Six Zero cafe
- 1.2km - Stirling train station
- 1.5km - Dunn & Walton, The Corner Dairy and St. Brigid's Bar
- 1.6km - Westfield Innaloo
- 3.4km - Karrinyup Shopping Centre
- 4.0km - Scarborough Beach
- 10km - Perth CBD

#### DISTANCES TO SCHOOLS (approx):

- 550m - St. Dominic Primary School
- 1.0km - Yuluma Primary School 3.6km
- 3.6km - Churchlands Senior High School

#### OTHER DETAILS:

- Council Rates: \$1,589.72pa
- Water Rates: \$1,246.16pa

- Land Area: 256sqm
- Build Area: 141sqm
- Strata & Shared Insurance: NIL

Don't miss out! Contact Janet Yeap on 0452 018 118 to express your interest today.

Disclaimer:

Whilst we use our best endeavours to ensure all information is correct, buyers should make their own enquiries and investigations to determine all aspects are true and correct.

- except hall table

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*