

Sold



3, 2 Knave Lane, Innaloo



## Convenient Coastal Lifestyle in Perfect Location

Nest or invest in this contemporary 4-bedroom townhouse! Ideally positioned on the Woodlands border offers effortless coastal living just moments from the beach, surrounded by lush parklands. Embracing a low-maintenance lifestyle, it provides the freedom to lock up and go, all within a prime location.

Step inside to discover an open-plan kitchen, living, and dining room flooded with natural light, seamlessly connecting to the stylish kitchen and sliding doors extending the entertainment space outside to a paved courtyard, perfect for hosting gatherings.

Conveniently situated amidst a plethora of shopping options, including Westfield Innaloo and the newly redeveloped Karrinyup Plaza, as well as fine dining, world-class amenities, elite schooling choices, and abundant entertainment. Just 10km from the city, this townhouse offers both comfort and accessibility.

### THE FEATURES YOU WILL LOVE

- Open plan tiled living/ dining area adjoining kitchen with stainless steel appliances, stone benchtops and neutral tone tiles splashback adds to the contemporary style.
- Spacious master bedroom with walk in robe and ensuite with spa bath
- Generously sized main bathroom with large shower recess and dual basins
- Three additional bedrooms each with mirrored built in robes
- Under stairs storage

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**Price** SOLD for \$720,000  
**Property Type** Residential  
**Property ID** 29904  
**Land Area** 273 m<sup>2</sup>  
**Floor Area** 146 m<sup>2</sup>

### Agent Details

Janet Yeap - 0452 018 118

### Office Details

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Level 8, 3 Hasler Road Herdsman,  
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**XCEED**   
**REAL ESTATE**

- Split system reverse cycle AC in the open plan living/dining/kitchen
- Ducted reverse cycle air conditioning upstairs for year-round comfort, ceiling fans for added breeze
- Hard wearing floor tiles in the living areas throughout to the kitchen, with plush carpet in the bedrooms
- Shopper door entry into the house from the secured garage
- Convenient separate guest toilet off the laundry on the lower level
- Security screens all around and roller shutters in the backyard
- Double remote lock-up garage with generous store room area
- New gas hot water system for efficient energy usage
- Well maintained townhouse within a small complex of only seven residences

#### THE LIFESTYLE YOU WILL LIVE

Brilliantly located in a vibrant area which is all about convenience and lifestyle! Just moments away from Scarborough beach, local lush parks, excellent schools, public transports, as well as a vibrant cafés (along Scarborough Beach Rd), restaurant scene also shopping centres, you'll relish in the best of both worlds. There are 10 restaurants within easy walking distance and a plethora of entertaining options nearby. Scoot down to Scarborough Beach foreshore and Sunset Markets from Scarborough Beach Road. Prepare to be amazed by the amazing accessibility that awaits you here. It truly is an impressive find!

#### Distance (Approx):

- 130m Nearest Bus Stop (Scarborough Beach Rd)
- 450m Millett Park
- 600m The Corner Dairy/Hilltop Shopping Precinct
- 950m St.Dominic's Catholic Primary School
- 1.2km Yuluma Primary School
- 1.2km ISWA (International School of Western Australia)
- 2.6km Westfield Innaloo
- 2.9km Mitchell Freeway/Cedric Stirling Train Station
- 2.6km Churchlands Senior High School
- 2.9km Hale School
- 3.2km Karrinyup Shopping Centre
- 3.3km Scarborough Beach Foreshore
- 4.8km St.Marys Anglican Girls School

#### DETAILS (Approx):

- Council Rates: \$2,015.64 PA
- Water Rates: \$1,285.21 PA
- Strata fees: \$271.42 PQ
- Currently rented until 4th September 2024 at \$720PW, offering investment potential

Don't miss out on this incredible opportunity. Contact Janet Yeap on 0452 018 118 to schedule for a private viewing 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.

*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.*