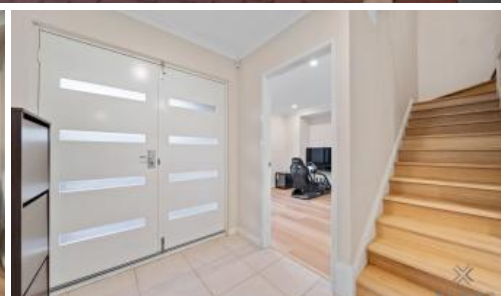
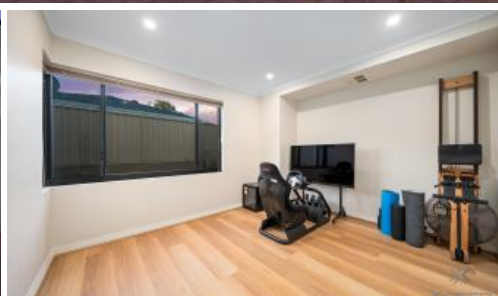


Sold



70C Norman Street, Innaloo



## Discover Spacious and Stylish Living in Northern Innaloo

Multiple offers received! Buyers waiting!

Discover this beautifully updated townhouse, perfectly positioned in the sought-after northern side of Innaloo, just off Huntress Road. Nestled near the premium suburb of Gwelup, this property offers an exceptional suburban lifestyle with the perfect balance of convenience and neighborhood charm. Only minutes from both Karrinyup and Westfield Innaloo Shopping Centres, as well as local parks and schools, this home provides an unrivaled opportunity for comfortable, connected living.

Step inside to find four spacious bedrooms, each equipped with built-in wardrobes, offering ample storage and practicality for growing families or professional households. The home also boasts two modern bathrooms and a powder room, catering to everyday convenience and entertaining guests. A thoughtfully designed flexible space adds versatility, serving as an office, study, or extra living area, perfect for families or those who work from home. Outside, the low-maintenance rear courtyard garden is ideal for relaxation, while the covered alfresco area makes hosting a breeze.

This home has been thoughtfully updated to enhance both style and functionality. The old carpets have been replaced with brand-new engineered floorboards, adding a contemporary touch while being easy to maintain. Designed for year-round comfort, the property also features air conditioning throughout. The secure double garage ensures safe and convenient parking,

4 2 2 307 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	31058
<b>Land Area</b>	307 m2
<b>Floor Area</b>	248 m2

### Agent Details

Ken Yan - 0488 886 698

### Office Details

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

**XCEED**   
REAL ESTATE

while an integrated alarm system provides peace of mind. A full laundry room further enhances the home's functionality, making daily chores effortless.

Families will appreciate the abundance of nearby educational resources. Yuluma Primary School, located on Ambrose Street, offers a supportive environment for younger students, while Balcatta Senior High School, renowned for its academic excellence, caters to secondary education. For families seeking private schooling options, St Dominic's School in Innaloo provides a well-regarded primary education, and Hale School, one of Perth's most prestigious private institutions for boys, offers exceptional opportunities from Year 1 to Year 12.

Surrounding amenities elevate the lifestyle this property offers. Enjoy the best of retail therapy, dining, and entertainment at the nearby Karrinyup Shopping Centre or Westfield Innaloo. Spend your weekends exploring Stirling Civic Gardens or Yuluma Park, perfect for outdoor activities and leisurely strolls. Additionally, IKEA Perth and nearby healthcare facilities add to the convenience of this location, ensuring all your needs are met.

Don't miss your chance to secure this stunning home in a prime Innaloo location. Contact Ken Yan at 0488 886 698 today to arrange a viewing and take the first step toward making this exceptional property your new home.

Floor plan is available upon request\*\*

**DISCLAIMER:** The information provided is deemed to be correct but cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the seller or agent and are expressly excluded from any contract. Chattels depicted or described are not included in the sale unless specified in the Offer and Acceptance. The owners reserve the right to sell the property prior to the closing date.

*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.*