

**1/2A Waller Pl, Innaloo, WA, 6018**

**House For Sale**

Sunday, 3 November 2024

1/2A Waller Pl, Innaloo, WA, 6018

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Chris Jones

0894024255

## LARGE 347sqm CORNER BLOCK

END DATE SALE - SUIT BUYERS ABOVE \$900K

FIRST OFFERS PRESENTED BY 5PM TUES 12TH NOVEMBER 2024

\*Sellers reserve the right to accept offer prior to End Date

Welcome to this incredible townhouse situated on a large 347sqm, survey strata (no strata fees) corner block just a short walk from the stunning Birralee Reserve, the Morris Shops and The Morris Hotel. Bigger than most on offer, the additional landsize offers larger double driveway for additional parking outside of the sizeable double garage, bigger courtyards, as well as dramatically reducing the feeling of being 'squashed-in' as do some of the smaller townhouses. Internally, the home has been well-maintained by its current family. With all bedrooms upstairs, the ground floor is spacious in plan and housed the lounge room, kitchen and eating area (as well as laundry and guest toilet). The kitchen overlooks the outdoor entertaining area and welcomes beautiful natural light throughout.

Upstairs, all three bedrooms offer a spacious footprint, with the master offering walk-in robe and ensuite, while the other two bedrooms both have double built-in robes and are serviced by a secondary bathroom. Additionally, the upstairs area offers a great study space/work from home option.

Located within the school catchment of Yuluma Primary School and optional catchments for both Churchlands and Balcatta senior schools, here's your chance to secure this great family home/downsizer conveniently positioned close to local parks, shops and transport routes.

Features include but are not limited to:

- Three large bedrooms
- Two bathrooms inc ensuite PLUS third toilet downstairs
- Double garage with double driveway for additional parking
- Study space/work from home area upstairs
- Split system air cons
- 347sqm survey strata, corner block (no strata fees)
- Large outdoor entertaining space
- Low-maintenance garden with established pomegranate trees
- Waterwise native verge
- Short walk to Birralee Reserve, Morris Shops and The Morris Hotel
- Close to public transport routes
- Catchments for Yuluma Primary
- Optional intake for Churchlands and Balcatta senior schools

Plus much more.

For more information, contact Chris Jones on 0467 073 151.

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.