

419 KARRINYUP ROAD, INNALOO, WA, 6018



**SOLD**

## CENTRAL CONVENIENCE IN INNALOO - BOTH DUPLEXES AVAILABLE

Here's a strategically placed duplex (or both!) perfect for those wanting to be central to everything. you can purchase one or both, the overall block size a huge 860sqm; you can convert to survey-strata and have approximately 430sqm of land for each block. This duplex you could say is selling for land value only so it is the astute investor that will gain from this investment ..

Location is everything here, the choice of 3 shopping areas almost equal distances away, with the ever so happening and exciting Karrinyup Shopping Centre, or the more peaceful Gwelup or Morris Pl plaza areas. Very quick, direct access to Mitchell Fwy, or jump on one of the many buses that pass by if you want to head up to Scarborough or the city. Still stay in touch with nature as you'll be walking distance to Lake Gwelup and Huntriss Norman Reserve.

#419 Karrinyup Rd:

This duplex home has the unusual luxury of being able to park three cars, one in the carport and two in the concrete car bay.

The backyard gardens and paving are neatly separated into different zones, offering lots of different elements, whether you want to create a zen oasis, or a child/pet friendly play area. There's there's already a large pergola perfect for parties and family barbecues, and room for gardening tools and hobbies in the decent sized shed. Inside you have cosy timber veneer floors, and overhead cupboards, stainless steel appliances and gas cooking in the kitchen.

We love the open plan living leading, being able to see straight out to the yard, plus a big front window letting in plenty of natural light, the fresh air and sunlight just flows all the way through.

#417 Karrinyup Rd is similarly setup, with flooring being a combination of carpet and tiles.

This is a unique opportunity to get your foot in the door in the bustling yet cosy suburb of Innaloo, with Perth city less than 20 minutes away, and Scarborough Beach just 7 minutes drive, and Karrinyup Shopping Centre a mere 3 minutes.

2 BED | 1 BATH | 2 CAR

PRICE:  
\$450,000

OPEN FOR INSPECTION:  
N/A



**Brian Murray**  
**0414802541**  
thinc@atrealty.com.au  
[www.thincatrealty.com](http://www.thincatrealty.com)