

IT'S ALL HERE

EDUCATION

Servite College	3km
Balcatta Primary School	3km
Balcatta Senior High School	3.5km
Churchlands Senior High School	6km
Hale School	6.3km
St Mary's	7km
University of Western Australia	15km

TRANSPORT

Stirling Bus & Train Station	1km (walk)
PSP (Principle Shared Path)	10m
Mitchell Freeway	1.8km
Reid Highway	8km

RETAIL

Waldecks Garden Centre	1.8km
Roselea Shopping Centre	1.8km
Ikea	2.9km
Westfield Innaloo	3km
Osborne Park Retail Precinct	4km
Dog Swamp Shopping Centre	5km
Balcatta Retail Precinct	5km
Karrinyup Shopping Centre	5.2km

ENTERTAINMENT

Event Cinema Innaloo	4km
Mount Hawthorn Dining & Retail	5km
Leederville Dining & Retail	7km
Scarborough Foreshore	8.5km

RECREATION

Stirling Civic Gardens	150m
Roselea Lake	2km
Candella Reserve	3km
Lake Monger	7km
Hamersley Golf Course	7km
Lake Karrinyup Country Club	7.5km
Trigg Beach	7.9km
Beatty Park Leisure Centre	8.3km
Scarborough Beach	8.5km
Kings Park	9.8km

HEALTH

Osborne Park Hospital	2.3km
Royal Perth Hospital	10km
Sir Charles Gairdner Hospital	11km



SOLD

ANOTHER ONE IS SOLD BY ERIKA LUFF! ONLY A FEW UNITS LEFT! HURRY!

Nest or invest! SDA HPS level apartment that could bring over \$120,000 per annum in rent! Step into sophisticated apartment living in this stunning 2-bedroom, 2-bathroom residence at 9/55 Telford Crescent, perfectly positioned in the heart of Stirling. This exceptional apartment offers the ideal blend of modern convenience and lifestyle appeal, making it perfect for first-home buyers, downsizers, or savvy investors seeking a prime location just 10 kilometres north of Perth's CBD.

Immerse yourself in quality living with beautiful floorboards flowing throughout the open-plan design, complemented by split-system air conditioning for year-round comfort. The well-appointed kitchen features built-in appliances including a dishwasher, while both bedrooms boast built-in wardrobes for excellent storage solutions. Stay connected with broadband internet availability and enjoy the security of intercom access.

Step outside to your private balcony and expansive deck, where outdoor entertaining becomes effortless. The property's outdoor entertainment area provides the perfect setting for hosting friends and family, while the fully fenced surrounds ensure privacy and security. Additional features include practical sheds for storage and secure parking for one vehicle.

- Split-system air conditioning throughout
- Built-in wardrobes in both bedrooms
- Private balcony and entertaining deck
- Secure parking and storage sheds
- Dishwasher and quality built-in appliances

Located in Western Australia's largest local government area by population, Stirling offers an enviable lifestyle with excellent connectivity to Perth's CBD. The suburb provides outstanding access to public transport, making your daily commute a breeze, while local shopping centres cater to all your retail and dining needs.

Families will appreciate the proximity to quality educational facilities, from early childhood centres through to primary and secondary schools. The area's well-established infrastructure includes multiple libraries, recreational facilities, and community services that enhance everyday living.

2 BED | 2 BATH | 1 CAR

PRICE:
\$740,000

OPEN FOR INSPECTION:
N/A



Erika Luff
0448609079
erika@atrealty.com.au
www.atrealty.com.au