



## 95 Innamincka Road, GREENMOUNT, WA 6056

This spacious brand new, thoughtfully designed home offers the perfect blend of comfort and functionality.

Featuring 4 well-sized bedrooms, including a luxurious master suite with 2 walk in robes and generous size luxury ensuite, it's ideal for growing families. The additional bedrooms are generously sized, each with built-in robes (WIR), and are serviced by a central bathroom and a separate powder room.

The heart of the home is the open-plan family, dining, and kitchen area, complemented by a separate scullery and a convenient adjoining laundry with generous linen storage. The kitchen boasts ample bench space, modern appliances, and a walk-in pantry, perfect for culinary enthusiasts.

A separate theatre room provides the perfect retreat for movie nights, while a dedicated study nook adds versatility for work or study needs. The expansive alfresco area at the rear is ideal for entertaining, seamlessly connecting indoor and outdoor living spaces.

Additional highlights include a double garage with internal access, a spacious entry foyer, and plenty of storage options throughout. All located in a family-friendly neighbourhood with easy access to schools, parks, and shopping.

**TYPE:** For Sale

**INTERNET ID:** 300P190908

**SALE DETAILS**

**From \$1,250,000**

**CONTACT DETAILS**

**Elders Perth**

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Highway  
BELMONT, WA  
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**Sharon Johnson**  
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#### Complete Home Package

- Entirely painted interior and exterior
- Landscaped front and rear yard with irrigation
- Concrete finishes to carport, driveway, and outdoor living areas
- Colorbond Steel perimeter fencing
- Skirting boards fitted in all rooms
- Carpets in bedrooms
- High-quality vinyl plank flooring in main living spaces
- Fitted blinds in bedrooms and living areas

#### Gourmet Kitchen

- Premium chef's kitchen with Bosch 900 wide, freestanding, duel fuel, gas hotplate/electric oven
- Setup ready for dishwasher
- Qstone® countertops on kitchen units
- Huge central island with breakfast bar and dedicated sink
- Spacious scullery open pantry shelving, separate double bowl sink and dishwasher recess
- Soft-close functionality on all kitchen storage

#### Bathroom and Laundry Features

- Luxurious ensuite with freestanding bath, double vanity basins, frameless shower screen and separate WC
- Close-coupled toilets
- Mixer taps installed throughout
- Hobless showers in all bathrooms
- Inset laundry trough and cabinet
- Qstone® bench tops to vanity and laundry cabinets.

#### Layout Details

- Open living design for kitchen, dining, and family areas, ideal for hosting
- Double Garage
- Large master bedroom with extensive his and hers walk in closets
- Generously sized secondary bedrooms with walk-in robes
- Separate theatre room for movie entertainment with feature double barn doors

#### Utilities and Electrical Infrastructure

- Colorbond roofing and downpipes
- Ducted Air-conditioning

- Advanced heat pump hot water system
- Ready for NBN connection
- Multiple TV connections
- Complete LED lighting solution throughout

All inquiries to exclusive selling agents Elders Real Estate

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Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Heating, Openable Windows

- Land Area 828.00 square metres
- Building Area: 259.97 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Single garage
- Ensuite











