



5a Arkana Way, Balcatta

From \$259,000

REDUCED TO SELL! UNBELIEVABLE VALUE!

Web ID: 13046101069



Jeremy Shirazee
0422 433 225



APARTMENT STYLE LIVING - MINUS THE FUSS

Low maintenance and affordable, you have the choice of 2 villas in a small group of 3 located in a quiet, sought after pocket of Balcatta. Offering a fantastic alternative to apartments, you get to enjoy the lock up and leave lifestyle with the added bonus of a backyard worthy of a weekend BBQ, minus the hassle of management or strata fees!

Get in quick to secure your favourite as it's first in best dressed!

BOTH units feature:

- Carports under main roof
- Storeroom
- Security screens & doors
- Tiled open plan living
- Well equipped kitchen with updated stove/ovens
- Air-conditioning
- Insulation
- Master bedroom with walk in robe
- Semi ensuite bathroom
- Laundry
- Courtyard with artificial turf & pitched patio
- Periodic tenants @\$220 per week
- Built by Summit Homes in 1998
- NO STRATA FEES OR MANAGEMENT

5A additionally features:

- Renovated laundry
- Upgraded storage to storeroom
- Built in robe to bedroom 2
- Gated storage area down the side

- Neutral colour palette
- Garden shed

5B additionally features:

- Shade sail to courtyard
- Warmer colour tonnes but paint needs attention

LOCATION:

- Walking distance to local shops, pub & public transport
- 450m to the massive, leafy green Rickman Delawney Reserve with playground, tennis courts, sporting fields & limestone pinnacles
- Less than a 2 minute drive to local schools, Stirling Central Shops, fast food, Balcatta Commercial area & more
- 2.5km to the Main St Cafe strip
- 9km to our Sunset Coastline
- 10.4km to Perth CBD

Register your interest now with Jeremy Shirazee on 0422 433 225.

*Please note all measurements, distances and prices are approximate. Also buyers must make their own enquiries with local school entry requirements as well as local council zoning/development potential.