



35 Amelia Street, Balcatta

4 2 3

From \$569,000

A BALCATTa CLASSIC

Web ID: 13046101195

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This may be a Balcatta classic, but if you have been looking local you know how hard it is to find affordable 4x2 family homes in the area. Located in the heart of the family filled 6021, it sits a stone's throw from the Stirling border. Forget wasting precious hours on school runs each day as this family home is positioned in between the most sought after schools & day-cares in the area.

Currently owner occupied the home has been well cared for, has had many improvements over the years but there is plenty of scope to add your own finishing touches. Come and see why this will be a great place to call home!

WHAT MAKES THIS A BALCATTa CLASSIC?

- A. Solid 1970's brick & tile home
- B. BIG Kitchen capable of catering for the whole family
- C. Large patio area for outdoor entertaining
- D. Drive though access
- E. Rear double garage with dual vehicle access, 15amp power, lighting & small studio
- F. Ornate cornices & feature fireplace

FEATURES INCLUDE BUT NOT LIMITED TO:

- Secure front wall with gated entry
- Park views from the front porch, living area & bedroom
- Clearview security doors
- Electric roller shutters
- Automatic carport with drive through access
- Entry hall
- Fujitsu ducted, reverse cycle air-conditioning
- Large lounge with decorative fireplace & gas bayonet
- BIG Kitchen with tonnes of storage, stainless steel appliances, huge fridge recess & backyard outlook
- Tiled dining area with room for a massive table
- Private passage with skylight leads to Master Suite
- Master bedroom with built in robes & backyard outlook
- Master ensuite with shower, bath, basin, W/C & floor to ceiling tiles

- Bathroom with dual vanities, shower & W/C
- Large laundry
- Gabled patio area
- Huge rear garage with auto tilt door, 15amp power & lighting
- Storeroom/studio with floor to ceiling tiles, power & lighting off workshop
- Garden Shed
- Bore
- Established lemon trees
- Large grass areas for pets & play

LOCATION:

- Walking distance to Nido Early School, Busy Bees Child Care, West Balcatta Primary & Balcatta SHS
- 85m Walk to bus stop
- 1km to Stirling IGA & local shops
- 2.4km to Stirling Train Station
- 2.6km to the brand new Woolworths & Stirling Lakelands
- 4.2 km to Innaloo Entertainment Precinct
- 4.7km to the newly renovated Karrinyup Shopping Centre
- 7.4km to Trigg & our sunset coastline
- 11.4km to Perth's 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.