

**1/18 Barker Avenue, Balcatta, WA 6021**

**Villa For Sale**

Friday, 3 May 2024

1/18 Barker Avenue, Balcatta, WA 6021

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 288 m2**

**Type: Villa**



Carlos Lehn  
0892722488



Paul Owen  
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## Buyers over \$389,000

This exceptional street-front residence sits on a generous 288sqm of land, nestled in a corner position. Fully fenced, so you're surrounded by space, and the best part? NO STRATA FEES ATTACHED! Step inside to discover a spacious accommodation spanning an impressive 84sqm of living space. But wait, there's more! This home boasts modern comforts like air-conditioning and a gas bayonet, an enclosed carport with an electric roller door, and ample storage inside and out. Outside, tranquillity awaits as you sit directly opposite a serene park. With a central and super convenient location, everything you need is just a short drive away. Don't hesitate, don't walk - RUN to make this dream home yours! Summary: \*288sqm of land\*No strata fees, just an annual contribution of \$615.00 for insurance\*Street-front, corner position\*Fully fenced - secure and private \*Huge wrap-around front and back garden\*Fully enclosed carport with electric door and shoppers entry\*Split system air-conditioning & gas bayonet to the living room\*Gas cooking and pantry cupboard\*Separate laundry leads off the kitchen - could double as a scullery when entertaining\*Built-in robes to both bedrooms\*Central bathroom with a large shower \*Separate W/C\*Linen cupboard\*Garden shed & store room \*Solahart hot water system Council rates: \$1,555.04 P/A Water rates: \$1,017.92 P/A Strata rates: \$615.00 annual contribution to insurance