

1/32 Harrison Street, Balcatta, WA 6021



House For Sale

Tuesday, 21 May 2024

1/32 Harrison Street, Balcatta, WA 6021

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House



Jennifer Noye

0893100444

From \$499,000

This neat and tidy 2 bedroom 1 bathroom brick-and-tile street-front villa is as solid as they come and headlines an established complex of just three residences – in an ultra-convenient location that is close to everything you could ever want or need. A lovely front courtyard is securely gated and doubles as your private outdoor-entertaining area, complete with a shade sail for protection from the elements. Inside, the tiled open plan living, dining and kitchen area extends out to the courtyard for a seamless integration and also plays host to double sinks, tiled splashbacks, a corner pantry, a range hood, gas cooktop, separate oven, microwave nook and more. Both bedrooms are carpeted for comfort – including the larger master – and are serviced by a stylish bathroom with a rain shower and separate bathtub. There is also space to park a second car in tandem on your driveway, in front of the secure single lock-up garage. The vibrant Main Street food and coffee strip is nearby, with only strolling distance separating your front doorstep from the local bakery, pizzeria and newsagency. It's all situated right next to the lush Conway Reserve, the perfect place for a family picnic. Throw in a very handy proximity to bus stops, the Balcatta and St Lawrence Primary Schools, the revamped Balcatta Senior High School, shopping at Primewest Northlands Plaza, the new Roselea Shopping Centre, major shopping facilities in Westfield Innaloo and the new-look Karrinyup precinct, gyms, sporting and medical facilities, the freeway, Stirling Train Station, the coast and the city and you have yourself a wonderful little place to call home. Add further personal modern touches if you like, or simply bring your belongings and move straight on in right away. This one will tick plenty of boxes, that's for sure! Other features include, but are not limited to:

- Built-in wardrobes
- Ducted air-conditioning
- Gas bayonet
- Skirting boards
- Security doors and screens
- Gas hot-water system
- Roller door to the garage
- No strata fees to pay (only shared building and common insurance)
- 111sqm (approx.) of internal living area
- 191sqm (approx.) land size
- Built in 1997

APPROX Water Rates: \$419.52 (2023/24) *Council Rates: \$1,565.92 (2023/24) Strata Levies: NO STRATA - Just Shared Insurance Year Built: 1997 Block Size: 191m2 Zoning: R20/40 Primary School Catchment: Balcatta Primary School Secondary School Catchment: Balcatta Senior High School

DISCLAIMER: Please be advised that the information provided is solely for general informational purposes. It is sourced from both the Seller and third parties, including relevant local authorities, and is subject to change without notice. We do not warrant or guarantee its accuracy, and interested parties should not rely solely on it. It is strongly recommended that individuals conduct their own independent enquiries.