

1/5 Barker Avenue, Balcatta, WA 6021



House For Sale

Wednesday, 22 November 2023

1/5 Barker Avenue, Balcatta, WA 6021

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 213 m2

Type: House



David Snell
0400827800



Donna Jackson
0437806586

From \$469,000

5 REASONS TO BUY THIS HOME

1. SECURE Your own personal electronic security gate to drive into gives you absolute peace of mind.
2. PRIVATE The walled garden and entertaining area gives you the options of dogs and pets with freedom; Childrens play area with safety; Or an entertainer's paradise ! 98m² of outdoor living
3. STREET FRONT Extra parking possibilities and personal private entrance is all your personal domain.
4. LOCATION 2km to Cedric Street train station
5. INVESTMENT RETURN This home could rent for \$500 to \$562 per week...(source RP DATA estimate)
6. LOW STRATA FEES Self-managed and so the strata fees are \$200 per quarter!

Step into this street-front home through your personal security gate, where you'll be greeted by a delightful, open-plan living design. With 91sqm of indoor living space and a total titled strata lot of 213sqm, this home features hardwood flooring and offers a view of a spacious, private bricked courtyard. The courtyard features a well-established garden, that can be a playground or an entertainer's delight, complete with an overhead shade sail. This villa includes:

- A master bedroom with a walk-in robe
- Two large bedrooms with built-in robes
- One bathroom and two toilets
- A beautifully designed kitchen with ample cupboard space
- Bosch oven and dishwasher
- A modern bathroom with a large shower
- 20sqm storage space in the roof with built in ladder access
- Ducted evaporative air conditioning
- Alarm, security grills and roller shutters, along with security film
- Reticulated gardens
- 6sqm storeroom
- Building insurance coverage included with remarkably low strata fees of only \$300 per quarter!

Centrally located, this property offers the added convenience of public transport, parks, Northland Shopping Centre, and Campion Community Gardens, all just a short stroll away.