

**1/5 Milton Avenue, Balcatta, WA 6021**



**House For Sale**

Thursday, 23 November 2023

1/5 Milton Avenue, Balcatta, WA 6021

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



David Snell  
0400827800



Jamie Peles  
0499412888

**From \$419,000**

Welcome to 1/5 Milton Avenue, Balcatta! This well maintained 2-bedroom, 1-bathroom home is the perfect opportunity for first-time buyers or downsizers looking for a cosy and low-maintenance property. With the added advantage of being the front villa, including 133sqm of outdoor living, the backyard provides a private retreat ideal for enjoying outdoor activities or hosting gatherings with loved ones. Additionally, the patio area is perfect for alfresco dining or simply unwinding with a cup of coffee. Both bedrooms are generously sized and offer plenty of natural light, creating a peaceful and comfortable atmosphere. The bathroom is conveniently located with its own separate neighbouring toilet. Located in the heart of Balcatta, this property offers easy access to the city, making commuting a breeze. Enjoy the convenience of nearby amenities, including shops, cafes, and parks, all within a short distance. Driving home you can enter through the remote-controlled garage door ensuring secure parking for your vehicle. Features include: • 215m<sup>2</sup> combined living and outdoor area • Single car garage plus a separate store room and access to back • 2 bedrooms • Bathroom consisting of shower and basin • Separate Toilet • Laundry with direct side access to backyard • Kitchen with dining space • TV/living area • Large outdoor area with undercover pergola • Pedestrian access direct to backyard from front of house • Air-conditioning to Living area • Natural light throughout • Security Screens to various windows and doors • Strata Fees \$235.00 Per Quarter including insurance and gardening • Estimated rental at \$470 per week (Source RP Data - High Confidence) • Council Rates \$386.00 per quarter (City of Stirling) • Water Rates Approx \$970 per annum Close to an abundance of amenities including: • 700m walk from Balcatta Primary School • 2.9km from Balcatta Senior High School • 700m to Harrison Street Shops • 1.2km to Nearest Supermarket Call now for more information! For further details on this property contact Jamie Peles on 0499 412 888 or David Snell on 0400 827 800 from One Agency North. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.