

# 11 Jaeger Square, Ballajura, WA 6066



## House For Sale

Saturday, 25 November 2023

11 Jaeger Square, Ballajura, WA 6066

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 724 m2

Type: House



Joe Cipriani  
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## OFFERS FROM \$699,000

Welcome to the charm and beauty of this recently renovated 4 bedroom 2 bathroom brick and tile home on a large 725m<sup>2</sup> R35 development block in a wonderful location in the sought after Ballajura. First-home buyers, astute investors and young families will be sure to be impressed by this solid family home as it offers all the modern-day style and convenience, plus potential rear subdivision potential! You will be surprised on entry by the new hybrid wood flooring which is featured throughout the home. Then there's the master bedroom complete with walk in robe and a freshly renovated bathroom. From there you enter the open-plan family, meals and renovated kitchen which will also impress with stone bench tops and cooking with premium appointed stainless-steel appliances, plus an abundance of inbuilt cupboards. This area also boasts soaring high ceilings where most of your casual time will be spent featuring reverse cycle air conditioning. The other three bedrooms are located at the other end of the home, all with built in robes and a large second bathroom/ laundry with bath plus plenty of storage cupboards. The outdoor space is massive which plays host to a spacious high-pitched patio and entertaining area, a generous amount of lawn and a garden shed. A future swimming pool would easily slot straight in for families looking for that extra leisure activity. This is family life! You are in easy access to many amenities, including the lovely Jacana Park around the corner, the Mary MacKillop Catholic Community Primary School, the Illawarra Medical Centre, Ballajura City Shopping Centre, the Ballajura Public Library, the Swan Active Ballajura Leisure Centre, community sporting facilities, public transport and even Ballajura Community College. To avoid missing this outstanding opportunity, contact selling agents Joe Cipriani on 0417 948 078 and present your best offer (Owner reserves the right to sell prior). Boasting the Following Features:- Inside the home is renovated throughout- Current tiles and cosmetic design features- Generous size master bedroom with amazing ensuite and walk-in robe- 3 Spacious bedrooms with built in robes- Open plan Kitchen and living area with external patio and garden views- Kitchen features gas cooktop, dishwasher and rangehood- Large 12.2 x 4.2 outdoor patio entertaining- Double driveway gates for extra secure parking to the rear- Single garage with remote control - Huge backyard with garden shed- Large Second bathroom/ laundry with bath plus plenty of storage cupboards - Separate toilet off the laundry- Split System air-conditioning to living area & Bedroom 2- Ducted-evaporative air-conditioning (as is condition)- Hybrid wood flooring (Highland Coastal blackbutt)- Reticulation to front and back from the mains- Electric & gas hot water system- Filtered home water system Total area: 180m<sup>2</sup> Block: 724m<sup>2</sup> R-Code Zoning: R35 (Sub division potential subject to WAPC approval) Built: 1989