

# 11 Owl Cove, Ballajura, WA 6066



## Sold House

Friday, 18 August 2023

11 Owl Cove, Ballajura, WA 6066

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 732 m2

Type: House



Manish Malik  
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Taj Singh  
0421124494

**\$820,000**

Manish & Taj from First Class Realty presenting a rare opportunity to capitalize on this original four-bedroom home and two-bedroom near new granny flat located on a 732sqm block (zoned R17.5/35) with approx. 17-meter frontage. It holds a wonderful investment opportunity with potential to earn \$1100 per week and is located near Ballajura Primary School, within an easy 5 minutes' drive to Malaga shopping precinct. The Home offers\* 4 good size bedrooms with built ins\* Multiple living areas\* Spacious kitchen with gas cooktop and electric oven\* Ducted reverse cycle air conditioning \* Single lock up garage\* 6.6 kw solar system with 10kw battery\* 270 litre Istore hot water system\* Bore pump with full reticulation\* Security system\* Potential rent \$650 - \$700 per week The Granny Flat offers\* 2 bedrooms with built ins\* Modern kitchen with pyrolytic self-cleaning electric oven\* Walk in pantry\* Gas hot water system\* Split system air conditioning\* Spa bath\* Potential rent \$400 per week Location Features- Approx 750m to Ballajura Primary School- Approx 800m to bus stop (Direct buses to Perth CBD, Morley, Warwick and Mirrabooka)- Approx 6 minutes' drive to future's Malaga Train station- Approx 5 minutes' drive to Woolworths Ballajura- Approx 5 minutes' drive to Bunnings Malaga- Approx 10 minutes' drive to Whiteman Park- Approx 20 minutes' drive to Perth Airport- Approx 16 kms to Perth CBD Don't miss this rare opportunity to make this quality and well-equipped home your own. Whether you are looking for a serene retirement haven or a smart investment property, this residence promises an excellent lifestyle in a desirable location. Remember, in the world of real estate, it's all about "Location, Location!" For more information, please contact Manish Malik on 0421 124 494 or Taj Singh on 0430 096 097. We look forward to meeting you at our Open Home. Disclaimer: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.