

**11D Bluebill Road, Banksia Grove, WA 6031**

**slp.**

**Sold House**

Sunday, 20 August 2023

11D Bluebill Road, Banksia Grove, WA 6031

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 211 m<sup>2</sup>**

**Type: House**

**\$450,000**

Perfectly positioned and tucked away creating privacy and security from the main street, in the middle of a quiet 5 property complex, lies this charming and modern 3x2 cottage, recently built in 2019. Sure to impress with its modern and stylish features, neutral colour palette throughout and the effortless flow of the layout. Features include but not limited to: \* Modern downlights throughout \* Security screens to windows \* Hybrid vinyl planking to main living areas and carpeted to bedrooms \* Split to main living \* Not one but TWO rear yard areas! - 1 off the garage and 2nd off the main living \* Separate laundry with access to rear and linen cupboard \* Dedicated laundry with access to the rear \* Double door sliding robes to bedrooms 2 & 3 \* Open plan kitchen, meals and living with added dog door access to rear from to main living \* Single remote garage with drive through access to rear \* Alfresco off main living with artificial grass underfoot for minimal upkeep \* Great sized kitchen with double door fridge recess, ample storage including microwave recess, dishwasher recess and stainless steel appliances \* Main bath with extra wide vanity & separate bath to shower RENT POTENTIAL: Similar homes in the area are renting at \$450pw. Call or message us for a detailed rental comparables report if you are looking to invest. To arrange a private inspection, contact Mike today! Banksia Grove in a snap shot: \* Banksia Grove Shopping precinct featuring Coles, Woolworths & Aldi \* Skate Park \* Approximately 12 tranquil local parks to choose from \* Numerous Cafe's, local eateries and fast food options \* 3x Gyms: Snap fitness, Plus Fitness and Revo fitness Transportation: (Approximate figures only) \* 9 Minutes drive to Currambine Train Station \* 10 Minutes to Mitchell Freeway \* Bus route throughout Banksia Grove to Joondalup train station \* 12 minutes drive to the Burns Beach foreshore Local schools: \* St John Paul 2 Catholic Primary \* Grandis Primary \* Banksia Grove Primary \* Joseph Banks Secondary Collage 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.