

**12 Hotchkiss Drive, Balcatta, WA 6021**



**Sold House**

Thursday, 29 February 2024

12 Hotchkiss Drive, Balcatta, WA 6021

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Jamie Peles

0499412888

**\$880,000**

SOLD with Jamie Peles 12 HOTCHKISS DRIVE, BALCATTAThis charming home backing onto the lush Hotchkiss Drive Reserve and the ever-popular West Balcatta Primary School is the perfect place to enjoy your own picturesque park views from the comfort of your backyard. With side access to the rear of the property via a private gated entrance, the backyard features a handy shed for additional storage as well as a bore to ensure the garden can be efficiently maintained. This property offers plenty of room for entertaining guests or family with a living room, dining area, and kitchen, as well as a connected balcony providing a peaceful retreat to enjoy your morning coffee. Parking is made secure with a tandem 2 car undercroft garage along with a bonus storage area underneath, adding practicality and convenience to the home. Features include: Spacious 728m<sup>2</sup> block Side access to rear of property with a shed Front balcony connected to key living area 3 separate bedrooms 1 Bathroom Designated kitchen, living and dining areas Separate laundry Enclosed veranda/sunroom to the rear with views looking at the park Undercroft tandem 2 car garage with access to backyard Ample storage throughout including designated storage area in undercroft adjacent to the garage Reticulated garden with bore Reverse cycle air conditioning to kitchen/dining area Security screens and doors to various windows Spacious front and back yards with room for a pool Close to an abundance of amenities including\*: Hotchkiss Drive Reserve (located behind property) West Balcatta Primary School (located behind property) 1.3km to Stirling Village IGA (approx.) 700m from the redeveloped Balcatta Senior High School (approx.) 5.3km to Karrinyup Shopping Centre (approx.) 2.9km to Stirling Train Station (approx.) 8.1km to Trigg Beach (approx.)\*Please note all distances are approximate and based on information from google maps. Call now for more information! For further details on this property contact Jamie Peles from One Agency North by phone on 0499 412 888 or via email at [jamie@oneagency.com.au](mailto:jamie@oneagency.com.au) 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.