

13 Sandpiper Close, Ballajura, WA 6066

CENTURY 21

Sold House

Thursday, 17 August 2023

13 Sandpiper Close, Ballajura, WA 6066

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 749 m2

Type: House



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\$585,000

Discover the ideal family home that combines excellent value with comfortable living. Set in the bowl of a quiet cul-de-sac, this 4-bedroom, 2-bathroom residence is a must-see! Nestled on a spacious 749sqm block, this charming property has been designed with the needs of a family in mind, offering two separate living areas, attractive street appeal, and an outdoor space perfect for relaxation and entertaining. As you enter the home, you are welcomed into the entrance hall which ushers you past a formal lounge. The lounge seamlessly connects to the informal living area through a walkway where a cosy Jarrahdale wood heater rests conveniently between the two living hubs. The kitchen takes centre stage in the heart of the home, overlooking the open plan family and dining areas. From the dining room, a glass sliding door opens up to a generous gabled patio in the backyard, expanding the internal living space and creating a lovely outdoor retreat. The backyard is a haven for modern families, featuring a below ground pool, perfect for enjoying the warm Perth summers. Surrounded by low maintenance paving, the pool area offers a tranquil setting that requires minimal upkeep. The gabled patio connects to the carport, providing ample space for outdoor living and entertaining and can park up to 4 cars if needed. It also serves as a shaded retreat for summer barbecues, allowing you to relax while watching the kids swim in the pool.

FEATURES:

- * Formal lounge showcasing easy care floor tiles and cul-de-sac views.
- * Open plan casual living combining the family and dining areas.
- * Kitchen enjoying a large breakfast bar with space to seat up to 6 people.
- * Twin sinks, built-in pantry and dishwasher recess.
- * Master bedroom adjoins a private ensuite bathroom.
- * Sliding robes available in bedrooms 2, 3 and 4.
- * Fully tiled bathroom offering a separate bath and shower.
- * Modern laundry enjoying plenty of built-in storage.
- * Ducted, reverse cycle air conditioning throughout.
- * Quality, Jarrahdale wood heater.
- * Ceiling fans feature in each bedroom.
- * Roller shutters fitted to windows across the front elevation and rear dining room.
- * Security grills on remaining windows and doors
- * Relaxing below ground pool with Bali-style gazebo.
- * Private parking in the carport set under the main roof.
- * Paved patio entertaining area adjoining the carport.
- * Good-sized garden shed for additional storage.

This property boasts a fantastic location with convenient amenities and easy access to major roadways. Situated within walking distance of Ballajura Primary School and just moments away from Mary MacKillop Catholic Primary, it offers an ideal setting for families with children. Ballajura Community College is also conveniently located nearby. For shopping needs, Ballajura City Shopping Centre is a mere 1.1km away, ensuring easy access to a range of retail options. The property's proximity to the entrance of Hepburn Avenue provides excellent connectivity to Alexander Drive, Wanneroo Road, and the Mitchell Freeway, making commuting a breeze. Additionally, for those who prefer public transport, bus stops along Kingfisher Avenue are easily accessible. Residents will also enjoy the nearby amenities such as Kingfisher Oval, which is home to local sports clubs, as well as Swan Active, the Youth Centre, Public Library, and more.

For more information and inspection times contact: Agent: Josh Brockhurst Mobile: 0410 490 198

PROPERTY INFORMATION
Council Rates: \$530.25 per qtr
Water Rates: \$324.00 per qtr
Block Size: 749sqm
Living Area: 131sqm approx.
Zoning: R17.5/35
Build Year: 1988
Dwelling Type: House
Floor Plan: Not Available

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