

**13C Burwood Road, Balcatta, WA 6021**



**Sold Townhouse**

Monday, 14 August 2023

13C Burwood Road, Balcatta, WA 6021

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 255 m2**

**Type: Townhouse**

**\$571,000**

Jon Tomkinson and The Agency are proud to present to market... 13C Burwood Road, Balcatta...Perfectly located, in a whisper quiet cul-de-sac, and at the rear of a small group of just 4 properties, you will find this spacious and supremely functional 4 bedroom, 3 bathroom, two-storey property, which also boasts no less than three spacious internal living areas! Upon entry to the home you are welcomed into the lounge. Further into the home on the ground floor, the kitchen adjoins the family room space and the dining area, to offer open-plan living, and from the dining area, access to the paved covered alfresco is achieved. Also on the ground floor, is the fourth bedroom or home office, along with a spacious bathroom with vanity and shower and the laundry room, with sliding door access to the rear courtyard, and the separate water closet. Moving upstairs, another functional lounge room space / retreat is situated off the landing, which enjoys an adjoining balcony which faces East. Bedroom 3 is found here which is a very generously proportioned, queen sized room with double sliding robe. Bedroom 2 is also a great sized double room with robes, and these minor bedrooms share a spacious bathroom with separate bath and shower, which is located between them. Moving further towards the rear of the upstairs, the master suite is king size, with spacious en-suite bathroom and cavernous walk-in-robe too. If you desire an easy-care lifestyle, and wish to live in a nice, quiet neighbourhood, and still be close to the action, while also having a fantastic amount of accommodation, and flexibility within the floorplan, then this property is for you! Make sure to call Jon NOW on 0410602712 to register your interest..Some Fantastic Features Include;- 4 Double bedrooms- 3 Spacious Bathrooms- Garage for 1 vehicle and space to park an additional vehicle in front of the garage- King size master suite with spacious en-suite bathroom and huge walk-in-robe- 3 Spacious living areas- Spacious open-plan living area off the kitchen- Kitchen with gas cooking, range hood, dishwasher, pantry and great storage- Dining space linking the family room with the outdoor alfresco- Expansive, covered, paved outdoor alfresco at the rear of the property - A second, separate living area in the form of a lounge room on the ground floor - A bathroom, laundry room and separate toilet located on the ground floor too- Upstairs lounge room or retreat with balcony and views to the East- Spacious double minor bedrooms with robes - Spacious family bathroom located between the minor bedrooms has a separate bath and shower- King sized master suite with spacious en-suite bathroom and cavernous walk-in-robe- Split-system air-conditioning to the downstairs lounge, master, and bedrooms 2 & 3 - Gas storage hot water system - Lockable storeroom at the rear of the property off the alfresco - Strata levies are \$724.90 per quarter- 255m2 of living space- Build year is 2001 Contact Jon NOW on 0410602712 to register your interest in this fantastic piece of real estate! 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.