

# 16 Kittyhawk Parade, Ballajura, WA 6066



## Sold House

Friday, 25 August 2023

16 Kittyhawk Parade, Ballajura, WA 6066

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 710 m<sup>2</sup>

Type: House

**\$561,541**

First time to market, this 4-bedroom home on a generous 710sqm block, presents a rare opportunity. Nestled in a prime location on a whisper-quiet street, with R17.5/35 zoning providing a potential for subdivision (subject to local council and WAPC approvals) makes this an excellent investment as your next home, or future potential development project. Walking distance to the local primary school (200m) and Ballajura Shopping Centre (1km), and easy access links to the Tonkin Highway offer a relaxed and convenient lifestyle. Living on the cusp of the beautiful Swan Valley also has its advantages, with Perth's best vineyards, restaurants, family attractions and natural beauty on your doorstep. Upon approaching the property, you'll be greeted by a generous, wide curb frontage featuring a double carport and convenient drive-through access to the backyard. Out the back you'll be impressed with the proportions of space; boasting a tradie-sized shed, towering trees, and an expanse of lawn. Perfect for relaxation and gatherings, an outdoor patio runs the length of the house, with a backdrop of greenery from the established gardens. Inside, the home has been thoughtfully prepared for its new owners. Fresh paint, new downlights and new carpets in the minor bedrooms, lend a sense of comfort and rejuvenation. The renovated main bathroom showcases floor-to-ceiling tiles and a contemporary wet-room style shower as well as a second toilet. Features Include: • Carpeted front lounge with study nook/reading corner • Original kitchen with backyard aspect, electric stove and laminate cabinetry • Tiled dining space adjacent kitchen with direct patio access • Wheelchair-friendly living with external access direct from master bedroom • Master bedroom featuring modern wood-look flooring and built-in-robe • 3 minor bedrooms with fresh laid carpet and recessed robes • Renovated main bathroom featuring wet-room shower, floor to ceiling tiles and toilet • Laundry with additional storage and separate guest toilet • Outdoor paved full-length patio • Large shed with built-in shelving plus shower and toilet facilities • Additional small outdoor shed • Double carport with pedestrian gate to rear yard • Security screens on doors and windows throughout, for added peace of mind • Ducted air-conditioning • Established lawns, trees and garden to both front and rear yards. Location (distances are approximate) • 200m - Ballajura Primary School • 1km - Ballajura Shopping Centre • 8km - Whiteman Park Bushland area & Caversham Wildlife Park • 10 km - Galleria Shopping Centre • 22 km - Perth Airport • 15 km - Swan Valley Wine Region • 19 km - Perth City This home will be well sought after by first homeowners, investors, and developers, so don't delay, contact Matt today before it's too late.