

16B Dusting Road, Balcatta, WA 6021

Sold House

Sunday, 13 August 2023

16B Dusting Road, Balcatta, WA 6021

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

\$633,000

You can't help but be tempted by this terrific 3 bedroom 2 bathroom two-storey townhouse residence that is privately positioned to the rear in a low-maintenance complex of just four properties, in close proximity to all of those important everyday amenities. Down-sizers, astute investors and those simply seeking something a little more "lock-up-and-leave" will all be left salivating at the prospect of a practical floor plan that makes living very easy indeed - for all involved. Downstairs, a carpeted front lounge room welcomes you inside and precedes an open-plan dining and kitchen area - complete with under-stair storage and direct access out to the courtyard. The kitchen itself plays host to a breakfast bar - for quick bites, double sinks, tiled splashbacks, a storage pantry and stainless-steel range-hood, gas-cooktop, oven and dishwasher appliances. Back to the front of the home, gorgeous double French doors reveal a carpeted third bedroom that is brilliant in its versatility and can easily be converted into a study, or home office, if need be. The second bathroom is also on the ground floor and features a toilet, vanity and shower. Upstairs, a huge carpeted master suite is the pick of the bedrooms with its own covered balcony, a split-system air-conditioning unit, built-in wardrobes and a bonus walk-in robe behind double sliding doors - leading into a spacious ensuite that comprises of a shower, a separate bathtub, twin "his and hers" vanities, under-bench storage and more. The second carpeted bedroom up here is also generous in its proportions, has its own split-system air-conditioner for climate control and benefits from ample built-in-robe space. Out back, the lovely paved entertaining courtyard under the trees is somewhat protected from the elements by a shade sail above head, creating an ideal retreat where you and your guests can sit and relax within the most tranquil of garden settings. Hop, skip or jump to the handy Harrison Street village around the corner - home to a pizzeria, bakery, newsagency and more, next door to a lovely park. The likes of St Lawrence Primary School, Balcatta Primary School, more lush green parks and reserves, Primewest Northlands Plaza Shopping Centre and fantastic family restaurants are also very much within arm's reach, with only a matter of minutes separating your front doorstep from more shopping at Stirling Central, the new Roselea Complex, new-look Karrinyup Shopping Centre and even Westfield Innaloo. The revamped Balcatta Senior High School, Stirling Train Station, the freeway, both Trigg and Scarborough Beaches and major arterial roads - for easy access to the city, Perth Airport and even our picturesque Swan Valley - are also just a stone's throw away from your front door. If this isn't living convenience, then we don't know what is!

AT A GLANCE 3 bedrooms 2 bathrooms Inviting front lounge room Open-plan dining and kitchen area with split-system air-conditioning Paved rear entertaining courtyard with a shade sail Massive upstairs master suite with a balcony and split-system air-conditioner Both BIR's and a WIR to the master suite - preceding its private ensuite Spacious 2nd upper-level bedroom with a split-system a/c unit and BIR's Downstairs 3rd bedroom - or study - off the entry Ground-floor 2nd bathroom for convenience Separate laundry with under-bench storage and external/side access for drying Custom built-in under-stair shelving Additional under-stair storage Skirting boards Easy-care gardens Double lock-up garage Side-access gate

LOCATION 100m to nearest bus stop 600m to Harrison Street shops and park 1.0km to Balcatta Primary School 1.4km to Primewest Northlands Plaza Shopping Centre 1.6km to St Lawrence Primary School 1.9km to Roselea Shopping Centre 2.6km to Stirling Central Shopping Centre 3.0km to Balcatta Senior High School (catchment zone) 3.7km to Stirling Train Station 5.1km to Westfield Innaloo Shopping Centre 6.5km to Karrinyup Shopping Centre 9.0km to Perth CBD 9.2km to Scarborough Beach 9.6km to Trigg Beach

Disclaimer - Whilst every care has been taken in the preparation of this advertisement, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters