

**2/107 Campion Avenue, Balcatta, WA 6021**



**Villa For Sale**

Thursday, 11 January 2024

2/107 Campion Avenue, Balcatta, WA 6021

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 131 m2**

**Type: Villa**



Jeremy Shirazee  
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## Set Date Sale

Set Date Sale: Absolutely all offers by 2.00pm Wednesday the 24th of January 2024. Contact Jeremy Shirazee for buyer feedback range. What we love Your Quest in the Real Estate Realm. Will You Choose A: Home sweet home or B: The investment path? Upon entering, your journey commences in a spacious sitting room, bathed in natural light from expansive windows that provide a serene front garden gaze. As you proceed, you encounter a crossroads: a leftward path leads you to the tranquil bedrooms and the bathroom, while a rightward turn unveils the secrets of the kitchen and beyond. Should you choose the leftward route, you'll be met by two generously sized bedrooms. The front bedroom enjoys an enchanting garden view, while the rear bedroom boasts courtyard vistas and offers a spacious double-wide robe—a perfect place to stow away your cherished finds. Between these rooms, the renovated bathroom beckons, featuring a substantial corner shower and a vanity adorned with stone tops. Opting for the rightward direction, you'll find yourself in the heart of a sprawling, open-plan kitchen and dining area. Here, you'll discover an abundance of counter space, storage options, and stainless-steel appliances, all courtesy of the expertly renovated kitchen—an ideal space for entertaining or unwinding after a long day. From this central hub, two pathways unfold before you. A leftward journey leads to the adjacent laundry room, complete with a separate WC and granting access to the rear courtyard. Alternatively, forging ahead reveals the expansive rear courtyard, bathed in natural light, and a secure storeroom—a canvas for your outdoor aspirations. You have taken the brave first steps in the realm of Real Estate and now the decision is yours - will you choose to nest and create your ideal space home or opt to invest in a promising opportunity? What to know: • Modern and renovated unit • Single carport • Front security door • Easy care laminate flooring to living areas • Reverse cycle split system to front living room • Two carpeted bedrooms • Bedroom one with large double built in robes • Renovated bathroom with stone top • Open plan kitchen and dining area • Renovated kitchen with plenty of storage and stainless-steel appliances • Separate laundry and WC with rear courtyard access • Large courtyard with garden beds • Lock up store room • Central location, close to shops, parks, transport and the CBD • 100m (approx.) to Northlands Shopping Centre • 450m (approx.) to Beryl Street playground • 1km (approx.) to Balcatta Primary School • 1.2km (approx.) to Pizza Mates • 1.3km (approx.) to Main Street café strip including Pizzeria Da Leo • 1.7km (approx.) to Balcatta Senior High School • 2.4km (approx.) to Rosalea Shopping Centre • 2.4km (approx.) to Waldecks Garden Centre Stirling • 3.1km (approx.) to Bunnings Balcatta • 4.9km (approx.) to IKEA • 9.7km (approx.) to Trigg Beach Park and Café strip • 10.6km (approx.) to Perth CBD • 22km (approx.) to Perth Airport Who to talk to To learn more about this charming villa, contact Jeremy Shirazee on 0422 433 225 or email [jshirazee@realmark.com.au](mailto:jshirazee@realmark.com.au).