

2/17 Collier Avenue, Balcatta, WA 6021



Villa For Sale

Wednesday, 22 May 2024

2/17 Collier Avenue, Balcatta, WA 6021

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 228 m2

Type: Villa



Gareth Drummond
0892030777

Set Date Sale

SET DATE SALE - All Offers Closing Wednesday 5th June 2024.(owners reserves the right to sell prior without notice)All Offers Presented.Designed for comfortable living and a lock-up and leave lifestyle, 2/17 Collier Avenue is a charming villa ideal for first home buyers, young families, downsizers and investors alike.Complete with three bedrooms, one bathroom, open-plan living, a secondary living space, and a double remote access garage, this home has everything you need for a seamless blend of comfort and convenience.Step into the front living room, with timber-style flooring and abundant natural light filtering through large windows, creating a cozy and inviting atmosphere.Tiled flooring leads to the heart of the home, where the open-plan living, dining and kitchen area awaits. The easy flow between the living and dining area is perfect for everyday living, relaxing and entertaining.A sliding door opens onto the charming north facing brick-paved courtyard, where a pitched patio/pergola provides the ideal setting for outdoor gatherings all year round.The neat and tidy kitchen features wrap-around benchtops, ample storage, a large corner pantry, double stainless-steel sink, dishwasher, built-in oven, gas cooktop and range-hood, ensuring every meal is prepared with ease.The spacious master bedroom is a peaceful retreat, featuring timber-style flooring, two large light-filled windows, double built in robes finished off with mirror sliding doors, and direct access into the semi en-suite bathroom, including a separate bathtub, corner shower and neat vanity.The two minor bedrooms also feature timber-style flooring and built-in robes for convenient storage. Also to the rear of the home is an additional separate WC, and tiled laundry with outdoor access.Balcatta offers the perfect balance of urban accessibility and suburban tranquility, with its close proximity to the Perth CBD, and an array of local shopping centres, parklands, schools, and lifestyle amenities all in easy reach.What we love:- neat and tidy middle villa in a well-presented group of just three residences, with no strata levies or common insurance.- common driveway leading to a double remote access garage with direct internal access, and additional rear external access.- tiled flooring throughout the open-plan living, kitchen and dining areas, and timber-style flooring to the front living and bedrooms.- sliding door access to north facing brick-paved rear courtyard with pitched patio, retained gardens, and fold-down washing line.- master bedroom featuring double sliding mirrored built-in robes, two large light-filled windows, and access to semi en-suite.- both minor bedrooms are double-sized and include built-in robes and large windows for natural light.- semi en-suite bathroom includes separate bathtub, corner tiled shower, neat vanity, toilet, half-height tiling throughout and additional separate WC.- tiled laundry with built-in storage cupboard, stainless-steel sink, and sliding door access to rear courtyard.- fantastic location within walking distance to local parks/reserves, nearby excellent schools, cafes, restaurants, shops and easy access to Perth CBD and the coast.What to know:- be confident, the sellers want their property SOLD. They have made it available for all buyers' circumstances and requested all offers be presented to find the next lucky owner.- the main features of the home include open plan living, dining and kitchen area, three bedrooms, one bathroom, two toilets, laundry, rear courtyard, and double remote garage.- extras include split-system air conditioning unit to open plan living area, venetian blinds to all windows, alarm system, security screens to all entry points, and gas hot water system.- the property was built around 1999 and is located on a strata plan with a land area of 228sqm, building area of 160sqm approx. and is situated in the City of Stirling.- fantastic investment opportunity with an estimated rental return of around \$650 per week.Who to talk to -- to find out more about this property or to register your interest contact Gareth Drummond on 0417 969 473 or email gdrummond@realmark.com.au