

22 Naturaliste Grove, Ballajura, WA 6066

House For Sale

Thursday, 4 January 2024



22 Naturaliste Grove, Ballajura, WA 6066

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 363 m2

Type: House



Carlo Guzzi
0892496888

From \$560,000

Be quick to secure this two-storey, 3-bedroom, 2-bathroom gem! You will love being situated in a quiet and peaceful cul-de-sac location surrounded by quality family residences, backing onto Uluru Park, where you can enjoy an idyllic lifestyle within walking distance of shops and many other amenities. Whether you are downsizing, a first home buyer, or a savvy investor, you are sure to appreciate:

- Cute and compact kitchen, including dishwasher, gas cooktop, and wall oven
- The open-plan living lounge and dining areas feature super high-pitched ceilings
- Gas Hot Water System
- Four split air-conditioners
- Downstairs areas finished in stunning Laminate Flooring
- Uluru Park views from one of the upstairs Bedrooms Plus:
- Below ground Swimming Pool
- Pitched Alfresco patio perfect for entertaining in Summer
- a separate third toilet
- Tenanted till Nov 2024
- Shire rates approx. \$2,144 per year
- Water rates approx. \$1,263 per year
- Land size approximately 363sqm
- Built approximately 1994

Outstanding Cul-de-Sac Location Close To:

- Public Transport
- 600m approx. To Ballajura Central with Woolworths
- 800m approx. To the ever-popular South Ballajura Primary
- 15 km approx. To Perth Airport
- 11 km approx. To Morley Galleria Shopping Centre
- 7.3 km approx. To Whiteman Park

If you are looking for a high-quality home in this area, I urge you to visit our Home Open or call for a private inspection before it's too late. Please call Carlo Guzzi 0414 549 484 or email carlo.guzzi@grangerclark.com.au to discover more.