

# 22b Bruton Street, Balcatta, WA 6021

## Unit For Sale

Wednesday, 17 April 2024

22b Bruton Street, Balcatta, WA 6021

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 400 m2

Type: Unit



Claire Ward  
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## From \$490,000

Take advantage of a fantastic opportunity to buy in this leafy green, idyllic location in a much sought after suburb. This 2x1 duplex half sits on approximately 400m<sup>2</sup> of land, looking onto lush parkland and in close proximity to coveted schools, it is a diamond in the rough just waiting to be polished. There is so much potential for an astute investor or home buyer with the possibility of putting a granny flat in the ample backyard (subject to council approval). With a bit of TLC and imagination this could be your chance to secure a great investment only 9.9km from Perth CBD. This property includes:- modernised, neutral kitchen with electric hotplate and oven.- modernised bathroom with large walk-in shower, vanity and mirrored storage cabinet.- separate toilet. - 2 bedrooms.- living area with split system air conditioning and ceiling fan.- paved outdoor area with patio.- spacious backyard with tons of potential.- shed.- single carport. This property is conveniently located for access to Reid highway, the freeway, the newly refurbished Balcatta Senior High School, Karrinyup shopping centre, Perth's beautiful beaches and public transport. Distances to:- 210m to Balcatta Senior High School. - 350m to West Balcatta Primary School.- 1km to Stirling IGA, cafés medical centre.- 2.6km to Stirling train station.- 3.4km to Karrinyup shopping centre.- 8.2km to Scarborough Beach.- 9.9km to Perth CBD.- 16km to Perth airport. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.