

**272 Illawarra Crescent, Ballajura, WA 6066**

Initiative

**House For Sale**

Friday, 17 May 2024

272 Illawarra Crescent, Ballajura, WA 6066

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 730 m2**

**Type: House**



Daryan Abdullah  
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## End Date Sale 31st May Unless sold prior

Harcourts Initiative is pleased to introduce 272 Illawarra Crescent, Ballajura, a residence that provides ample space, comfortable lifestyle, proximity to various amenities, and a wide range of features. Upon arrival at the property, you will immediately notice the security of a fully gated front yard with an electric fence that leads to your double garage. The front of the property has been freshly painted, and near new gutters have been installed. The spacious lawn at the front offers children plenty of room to play, while the enclosed gate provides peace of mind and security. Upon entering the home, you will be greeted by the scent of fresh paint and carpets, as it has recently been renovated. To the right, there is a formal lounge with a high gable roof ceiling and venetian blinds, creating a serene and relaxing ambiance. The formal lounge extends to the formal dining area, which also features high gable roof ceilings. As you journey through the house, the kitchen welcomes you with lively and light colours that evoke a sense of tranquillity. The kitchen has been completely renovated and features a 4-burner gas cooktop, a stainless steel Westinghouse built-in oven, a Puretech water filtration system, stone benchtops, and various other amenities that are sure to inspire the chef within you. The open-plan kitchen seamlessly transitions into the spacious main living area, allowing you to be part of the household activities while cooking. The master bedroom boasts fresh new carpets, a walk-in robe, overhead ceiling fans, and a very spacious semi-attached ensuite with its own toilet. The laundry is also generously sized and includes an additional separate powder room. Each of the minor bedrooms is equipped with built-in robes, except for one, and they are all generously proportioned. The entire house is equipped with climate control, featuring reverse cycle Daiken ducted air conditioning. This system ensures a cool and comfortable environment in the summer and a warm and cozy atmosphere in the winter. The main living area overlooks a spacious 6m by 6m gable roof alfresco space, complete with a built-in BBQ, making it the focal point of any gathering. Adjacent to the large alfresco area, there is an additional covered space measuring 3m by 6m, ideal for storing larger items such as jet skis, bicycles, and small trailers. The outdoor space again boasts large grassed area and garden bed for the kids to play and get their hands dirty with some gardening. For the tinkerers in the family, you'll be blown away with the large 4m by 5m workshop with work benches. A council approved granny flat is also located to the back of the property, with overhead ceiling, fan, tiled floors and insulation, you'll have plenty of space to accommodate for the occasional over night guest. Extending from the garage you've also got another 6m by 5m gable roof alfresco the is suited for another 2 cars undercover, plus more. For the astute developer, this property is also zoned R17.5/40, Subdividable into two blocks. The list of features is truly endless, lets recap; - 4 Bedrooms - 1 bathroom - 730 sqm block - 222sqm under the main roof - Gated electric fence and enclosed front garden - Double garage + double carport - Formal lounge - Gable roof ceilings - Formal dining - Daiken reverse cycle ducted AC - Renovated kitchen - Overhead cupboards - Glass splash back - 4 burner gas cook top - Built in Westinghouse oven - Double fridge recess - Microwave recess - Double sink - 20mm stone bench - Puretech twin under sink water filtration system - Sky lights - Large bathroom - Walk in robe in master bedroom - Built in robes in minor bedrooms - Large laundry with over head cupboards - Separate toilet - 6x6m Alfresco - Built in BBQ - Extra under cover storage - 6x5m carport plus storage - Gas hot water system - 4x5m workshop - Fully enclosed granny flat - 25 mins to the City - 20 Mins to the beach - 20 mins to the airport - Built 1988 - Surrounded by local shops, medical centres and parks - Minutes away from local school - Minutes away from the new Malaga train station. Don't miss this opportunity to secure this wonderful little gem in an ever scarcer market, as it will go quick! Call now to arrange private viewing or register to our next home open.