

**3/327 Wanneroo Road, Balcatta, WA 6021**

**Realmark**

**Sold Villa**

Wednesday, 28 February 2024

3/327 Wanneroo Road, Balcatta, WA 6021

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 177 m2**

**Type: Villa**



Jeremy Shirazee  
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Frank Rodi  
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**\$537,000**

Set Date Sale: Absolutely all offers by 4.00pm Tuesday 12th of March 2024. Contact Jeremy Shirazee for buyer feedback range. What we love After the chaos of the day fades away, find solace in this charming villa nestled within a quiet group. Perfect for those leading a busy, lock up and leave lifestyle, this home offers a tranquil oasis to retreat to. Step inside to discover an expansive front lounge, offering serene views over lush green gardens framing the front yard. Whether through the large front window, or featured porthole window, the beauty of nature welcomes you into this stunning and functional residence. Continue into the open plan kitchen and dining area, where views of your private courtyard await through a large sliding door. This space doubles as the perfect setting for entertaining friends and family, ensuring you never miss a moment of the action. Cook up a storm in the kitchen, equipped with a large 'U' shaped benchtop, stainless steel cooktop, sleek in-built rangehood, wall mounted oven, ample storage, and calming views of the front garden. At the rear of the home, retreat to the three bedrooms, each offering its own storage solution, from floor-to-ceiling mirrored sliding robes in the master to built-in robes in the minor bedrooms. The shared bathroom completes the picture, offering both a bath and a shower for the ultimate choice in relaxation. With its functional and spacious floor plan, this residence boasts an ideal layout for everyday living. From the expansive front lounge to the surprisingly spacious courtyard, there's plenty of room to unwind and entertain. Don't just drive past—park up and be pleasantly surprised by what awaits inside. What to know: • Secluded and private middle villa • Established gardens • Single, lockup garage • Large front lounge with garden views • Feature porthole viewing window • Open plan kitchen and dining area • Kitchen with stainless steel appliances, extra storage and breakfast bar • Master suite with garden views and full height mirrored sliding robes • Beds 2 and 3 with built in robes • Bathroom with separate bath and shower • Separate water closet • Easy care laminate flooring to bedrooms • Large rear and private courtyard • Separate storeroom located behind the garage • Alarm system • Ducted evaporative air-conditioning • Modern LED lighting • 270m to Beryl Street Playground • 800m to Northlands Balcatta • 1km to Balcatta Primary School • 1.2km to Harrison Street Café Strip including Pizzeria Da Leo • 2.4km to Balcatta Senior High School • 2.5km to Rosalea Shopping Centre • 2.5km to Main Street Restaurant strip • 3.4km to Bunnings Balcatta • 4km to Stirling Train Station • 4.8km to IKEA • 6.5km to Karrinyup Shopping Centre • 9.4km to Perth CBD • 9.6km to Scarborough Beach Esplanade • 15.7km to Perth Airport Who to talk to To learn more contact Jeremy Shirazee on 0422 433 225 or email [jshirazee@realmark.com.au](mailto:jshirazee@realmark.com.au).