

3/4 Townshend Avenue, Balcatta, WA 6021



Townhouse For Sale

Thursday, 30 May 2024

3/4 Townshend Avenue, Balcatta, WA 6021

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 155 m2

Type: Townhouse



Jarrod O'Neil
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Offers in the \$700's

Situated opposite a small park (great for kids and pets), this immaculately presented 2 storey, 3 bedroom home offers quality low-maintenance living and is waiting for you to just simply move in and enjoy all that it has to offer. Perfectly suited to downsizers, first home buyers, professional couples or those after a lock up and leave lifestyle, the property showcases a modern style throughout, with the seamless integration of a practical floor plan, high-ceilings and a gorgeous kitchen that is the hub of the home. This superb location is near the Tuart Hill/Balcatta border, approximately 9.6km to the Perth CBD and is within easy walking distance to local parks and shops, public transport and Nollamara Primary School whilst allowing easy access to main arterial roads. Further features of this low maintenance gem include:

- 3 bedrooms
- Master bedroom has a walk in robe, ceiling fan and a Balcony to take in the afternoon sunsets
- Bedrooms 2 and 3 both have built in robes and ceiling fans
- Family bathroom with a separate bath and shower
- 2 WC's (Separate WC upstairs and a powder room downstairs)
- Spacious living area
- Separate dining area with direct access to the outdoor entertaining area
- Stylish kitchen, renovated to a high standard with stone benchtops, plumbed fridge recess, dishwasher recess, double sink, gas cooktop, 'silent' rangehood, pantry with internal lighting and a breakfast bar
- Spacious laundry with direct access to the backyard
- Plenty of storage throughout (including under stairwell storage cupboard)
- New flooring and carpet
- High ceilings
- Air conditioning
- Gas hot water system
- Security screens on the windows and doors
- All Seasons' outdoor entertaining area
- Remote lock up parking with rear access
- Additional parking spots for 2 cars
- External storeroom
- Low maintenance gardens
- Small group of 3 homes
- Land size: 207sqm (approx.)
- Build size: 155sqm (approx.)
- Year built: 1996 (approx.)

For further information please call Jarrod O'Neil on 0411 103 617. 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.