

**3/454 Main Street, Balcatta, WA 6021**

Initiative

**Sold Villa**

Saturday, 2 December 2023

3/454 Main Street, Balcatta, WA 6021

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 76 m2**

**Type: Villa**



Alex Dabag

0861544700

**\$380,000**

Inviting Over 55's Living in Balcatta This charming 2-bedroom villa is an Over 55's complex, that offers a perfect blend of comfort, convenience, and security. Property Highlights: 2 Bedrooms: Thoughtfully designed for comfortable living. Air Conditioning: Enjoy a climate-controlled environment for year-round comfort. Private Courtyard: A serene outdoor space for relaxation and entertaining. Lock-up Garage: Secure your vehicle conveniently. second parking area street front property Sunlit Sunroom: Embrace the natural light in this cozy space, perfect for morning coffees and afternoon reading sessions. Well-appointed Kitchen: Featuring a gas cooktop and electric oven, ideal for those who enjoy culinary pursuits. ; Low Maintenance Living: Perfect for those seeking a hassle-free lifestyle. Over 55's Complex: Exclusive community living for added peace of mind. Complex Features: Small and Tidy Group: An intimate community of 8 units. Affordable Strata Fees: Keep living costs in check with low strata fees. Convenient Location: Public Transport: Just 55 meters away from North & South bound bus stops. Northlands Shopping Centre: A mere 200 meters for all your shopping needs. Main Street Cafe Strip: 2.2 km away for dining and entertainment. Innaloo Entertainment Precinct: 5.3 km for a night out. Karrinyup Shopping Centre: 6.3 km for a variety of shopping options. Trigg Beach: 8.7 km for seaside enjoyment. Perth CBD: Just 10.2 km away for work or leisure. Strata Fees: \$205.0 per quarter. This property is a fantastic opportunity for those over 55 looking to downsize to a low-maintenance home without compromising on comfort and security. To experience the charm of this Balcatta residence, call now to book your viewing. Please Note- can be purchased by an under 55 buyer possibly as an investment or for the family but can't be lived in unless you're over 55. 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 inquiries.