

3 Balliol Court, College Grove, WA 6230



House For Sale

Friday, 19 April 2024

3 Balliol Court, College Grove, WA 6230

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1024 m2

Type: House



Karen King

0424139624

From \$769,000

Positioned on a quiet cul de sac sits this high and mighty home on a spacious 1024 m²* elevated block with beautiful sunsets from the West with Ocean glimpses. Built in 1996 this home was built to last; the Owner has maintained the home whilst updating the blinds in the living area. As you enter the comfortable foyer of the home to the left is the parents retreat/lounge room and adjacent is the Main Bedroom with high elegant ceilings, large walk-in robe, carpets, and blinds. The ensuite is spacious with a bath, shower, and separate powder room. Three steps up and you enter the large open plan Meals area with Split System Air Conditioning, new blinds and gas bayonet which joins the spacious family room. The Galley kitchen has a double fridge/freezer recess and double pantry, Gas Oven and Hot plates, Range hood and dishwasher which overlooks the entertaining and pool area. A well organised study next to the Kitchen has a built-in bookshelf and storeroom. Two steps up at the end of the Family Room is a games room with French doors, carpet, ceiling fan, built in bar, plenty of room for a pool table and access to the entertaining area. Further down the passage you have Bedrooms 2, 3 & 4 of which 2 bedrooms have ceiling fans and have built in robes and carpet. The main bathroom also has a separate bath and shower, the laundry has great storage and built in cupboards. Security Screens on most doors and a security system completes the inside of this home. The large patio area has a view from every angle, whether you're watching the kids play in the underground salt pool with pool fencing or playing in the fully enclosed lawn area. The lawns are reticulated. A 5 x 6m² (approximately) Workshop sits in the back corner. For a family home, look no further than 3 Balliol Court, College Grove. Viewings of the property are by appointment only and the Owner has requested no Home Opens. Please register your interest with Karen King on 0424 139 624. #heygooglekarenking #contacttheagenteveryoneistalkingabout Shire Rates - \$2,150.00 approx per annum Water Rates - \$1280.00 approx per annum Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.