

# 3 Island Retreat, Ballajura, WA 6066



## Sold House

Sunday, 13 August 2023

3 Island Retreat, Ballajura, WA 6066

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 900 m2

Type: House



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## Contact agent

Set on a commanding 900sqm corner block amongst homes of distinction in the sought after "Lakes Estate", with City views and duplex potential zoning, this solid 5 bedroom, 2 bathroom European classic simply oozes potential. Cherished by its original owners since new, whether you choose to enjoy the existing footprint and simply bring forward your own style\*, potentially retain the existing home and create a new street front block to the side\*, or take advantage of the generous landholding and build your dream home\*, the only limitation is your imagination! Designed to accommodate the largest of families, there's lots to love about this solid Euro home. For those who love to entertain, up front is a large formal lounge and dining room, ideal for those more formal gatherings, before you transition through to the vast open plan kitchen, meals and family room, the true heart of the home. Recently renovated to include stainless steel appliances, plentiful counter space and generous built-in storage, the chef in your family will certainly be able to cook up a storm with ease, with the free-flowing layout ensuring no body misses out on the conversation. The perfect spot to enjoy a round of pool or take in the big game, at the rear lies a large home theatre/games room with built-in bar, which leads out to a paved, undercover patio, ideal for BBQ's and family get togethers. Overlooking the leafy, lawned backyard, with plenty of room to kick a ball or enjoy a game of backyard cricket, fun, laughter and good times await! Privately tucked away upfront, the king-sized master suite is truly sumptuous, whilst at the rear in their own wing are 3 further well-proportioned bedrooms, all with built-in robes and study desks, serviced by the practical family bathroom with shower, separate bathtub and separate W/C. A versatile home office/5th bedroom/activity room off the entry hall completes the picture. Nestled in a quiet cul-de-sac street, amongst well maintained homes of distinction, with schools, shops, public transport, and major arterial routes all nearby, plus the CBD under 10kms away, don't miss your opportunity to call this immaculate family residence home! HIGHLIGHTS INCLUDE: • High elevated corner position with City views • Large formal lounge and dining upfront, carpeted for comfort, ideal for those more formal gatherings • Well-equipped chef's kitchen boasting a 900mm 5 burner stainless steel gas cooktop, stainless steel wall oven and grill, double stainless-steel sink, ample counter space and a plethora of built-in storage • Large open plan meals and family room with sliding doors to the rear patio • Huge games/home theatre room with built-in bar and sliding doors to the rear patio • Sumptuous king-sized master suite with private ensuite and freestanding robe which the owner is happy to include or remove • 3 additional well-proportioned bedrooms, each with built-in robes and 2 with built-in study desks • Practical family bathroom with shower, separate bathtub, and separate W/C • Flexible study/5th bedroom upfront • Paved undercover patio with built-in gas BBQ, ideal for year round entertaining • Established bore reticulated gardens with veggie garden, fruit trees, large shed and room for a swimming pool if desired • Double lock up garage with internal shopper's entrance and adjoining storeroom • Air-conditioning in the main living area • Security system • Built in 1989 approx. on 900sqm of land approx. Zoned R17.5/35\* PLEASE NOTE: 1) ALL AREAS & DIMENSIONS PROVIDED ARE APPROXIMATE ONLY AND ARE SUBJECT TO SURVEY 2) ALL DEVELOPMENT IS SUBJECT TO COUNCIL & WAPC APPROVAL For further details, please contact Mark & Debra Passmore on 0411 870 888 / 0411 888 138 or email mark@passmore.com.au \*\*\*Passmore Real Estate wishes to advise that whilst every care is taken in the preparation of these details, they MUST be verified if relied upon, before entering into any Contract of Sale\*\*\*