

30A Manoff Road, Balcatta, WA 6021



Sold Villa

Sunday, 20 August 2023

30A Manoff Road, Balcatta, WA 6021

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 108 m2

Type: Villa



Jo Femia

0894400538

\$615,000

This immaculately renovated street front villa is ready to move in, relax and enjoy. Conveniently located close to public transport and an array of local amenities. Property Specifications-Spacious and elegant living room with sliding doors that flow out to the generous, enclosed front courtyard.-Lavish dining area is large enough for dinner parties with sliding east-facing window opening onto the private rear courtyard.-Gorgeous chef's kitchen with stone bench-tops and splash-backs; matt finish laminex cabinetry and french look overhead units; wide gas cooktop; dishwasher; breakfast bar; and double sink.-All three bedrooms have plush carpeting, two with built-in robes and the third bedroom ideal as a guest room, nursery or study. The master bedroom features a large contemporary semi-ensuite with 'his and her' basins, stone vanity and a hobless shower with frameless glazing and rainfall head with additional handheld head-Smart fully-porcelain tiled bathroom with dual shower heads and recessed shelf-Laundry with bench-top, ample storage and direct access to outdoor drying courtyard-Further highlights include: ducted air conditioning; feature wall in master bedroom; quality panelled doors, including glazed front door; security screens to doors and windows and brick outdoor storage room.Location-A dozen eateries within 700m; Nollamara Shopping Centre & IGA (1.1 km); Primewest Northlands & Coles (1.7 km); Roselea Shopping Centre & Woolies (2.4 km); Dog Swamp Shopping Centre (3.2 km); Stirling Central (3.2 km); The Square Mirrabooka (3.6 km); medical centre (1.4 km); Hospital (3.9 km)-Park (a 3-min walk); gym (6-min walk); tennis courts (1.7 km); sports club & bowls club (1.8 km); and the famous WA Golf Club (2.5 km)-Handy to schools: Balcatta PS (1.3 km); Nollamara PS (600m walk); Balcatta Senior HS (3.3 km); Dianella Secondary College (2.6 km), with other good schools nearby including West Coast Steiner School (950m); Nollamara Christian Academy (1.6 km); and St Lawrence Primary School (1.9 km)-5-min walk to Wanneroo Rd buses then just a 16-min commute to the City-Perth (only 8.9 km); Scarborough Beach (9.2 km); Edith Cowen Uni (5.7 km)A well-established neighbourhood with lush parks, excellent facilities and an abundance of shopping options. Brick and Tile Construction (1992), renovated 2023Land Area | 269 sqmArea UMR | 108 sqm (does not include carport)Storeroom | 5 sqmOutgoingsCouncil (City of Stirling) | \$1,502.20 pa (22/23 FY)Water Corporation| \$1,113.30 pa (22/23 FY)NO STRATA FEES