

# 31 Hummingbird Gardens, Ballajura, WA 6066



## House For Sale

Friday, 8 March 2024

31 Hummingbird Gardens, Ballajura, WA 6066

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 726 m<sup>2</sup>

Type: House



Dave Seah  
0892460050

**From \$699,000**

Second opportunity to purchase this amazing family home!!! What we love..... is the whisper-quiet cul-de-sac locale that this fantastic 4 bedroom 2 bathroom home finds itself nestled in, offering a functional floor plan that everybody will enjoy... is the welcoming formal lounge room that has a gas bayonet for winter heating and is reserved for those special occasions... is the central open-plan family, meals and kitchen area that is graced by charming brickwork, split-system air-conditioning, double sinks, a double-door storage pantry, an island breakfast bar for quick bites, a gas cooktop, a stainless-steel oven, a sleek white dishwasher, a microwave nook and a huge fridge/freezer recess... is the massive enclosed patio-come-games room that essentially triples the amount of living zones under the one roof and boasts split-system air-conditioning for climate control, as well as outdoor access to a spacious patio-entertaining area and a decent garden shed for storage... is this enviable location's very close proximity to beautiful Meadowview Park at the bottom of the street, picturesque lakes and other lush neighbourhood reserves, Ballajura Primary School, Mary MacKillop Catholic Community Primary School, the Illawarra Medical Centre, Ballajura City Shopping Centre, the Ballajura Public Library, the Swan Active Ballajura Leisure Centre, community sporting facilities, public transport and even Ballajura Community College - what a setting! What to know The front master-bedroom suite has split-system air-conditioning, full-height built-in wardrobes and its own private ensuite bathroom with a shower, vanity and toilet. The second bedroom has a ceiling fan and built-in double robes, the third bedroom has built-in double robes and split-system air-conditioning and the fourth bedroom can easily be converted into a study if need be - complete with built-in over-head storage. Brilliant in its simplicity is a practical main family bathroom, where a shower and separate bathtub help cater for everybody's personal needs. The separate laundry has storage, whilst a separate smaller patio off the games room offers some additional under-cover space outside. Extras include tiled flooring, ducted-evaporative air-conditioning, security roller shutters, security doors, established gardens, a remote-controlled lock-up double carport with drive-through access via the alfresco, ample driveway parking space and side access. The chance to add your own modern touches and get those creative juices flowing shouldn't be underestimated, either. There is so much to look forward to here, that's for sure! Who to talk to To find out more about this property you can contact agent Dave Seah on 0421 495 752 or by email at [dseah@realmark.com.au](mailto:dseah@realmark.com.au) Main features- 4 bedrooms, 2 bathrooms- Separate front lounge room- Open-plan family, dining and kitchen area- Huge rear games room/enclosed patio- Covered outdoor patio entertaining at the rear- Air-conditioning- Double lock-up carport, with drive-through access to the rear- Large 726sqm (approx.) block- Built in 1989 (approx.)