

31 Tillinga Street, Balcatta, WA 6021



House For Sale

Wednesday, 12 June 2024

31 Tillinga Street, Balcatta, WA 6021

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 749 m2

Type: House



Jeremy Shirazee
0893883911

Set Date Sale

Set Date Sale: Absolutely all offers by 12pm Wednesday 19th of June 2024. Contact Jeremy Shirazee for buyer feedback range. What we love Nestled in quiet grandeur, this unassuming yet sturdy abode exudes a distinctive charm that's hard to resist. With a single-storey facade seamlessly transitioning to a double-storey rear, this split-level sanctuary harmonizes with the natural contours of the land, offering both functionality and adaptability alongside breathtaking west-facing vistas. Step inside this charming 1975 residence to discover a layout that's as versatile as it is inviting. The first floor hosts two distinct living areas, once divided by a dual-purpose fireplace that beckons for a revival, promising to become the centerpiece of each space. Beyond, an updated kitchen and expansive balcony treat you to panoramic views spanning from Rickman Delawney Reserve to Karrinyup Shopping Centre. Venture downstairs, and the ground floor unveils a world of possibilities. A sprawling games room with a built-in bar sets the stage for endless entertainment, while a generously sized fifth bedroom, a flexible laundry/second bathroom, and an internal storeroom offer adaptability to suit your evolving needs. Whether it's a parent or teenage retreat, a home-based business hub, or a dedicated entertaining space, the options are as vast as your imagination. Outside, a vast expanse of potential awaits. Divided into two distinct zones—a paved outdoor entertaining area and a classic, bore reticulated 6021 vegetable garden—the backyard invites rejuvenation and redesign, promising a canvas limited only by your creativity. This isn't just another residence on a spacious plot; it's a unique masterpiece awaiting restoration by someone with vision and artistic flair. With its unparalleled views and boundless potential, this home is poised to become a true gem in the hands of its next discerning owner.

What to know:

- 749sqm of land
- 1975 Brick and tile build
- Huge double garage (tandem) with rear balcony access
- Front porch with security door access to entry hall
- Front dining room an old fireplace mantle
- Open plan living and kitchen with west facing views
- Large master bedroom with custom built in robes
- Ceiling fans to all bedrooms on the first floor
- Original but well kept bathroom and separate toilet
- Timber staircase
- Ground floor games room, 5th bedroom, laundry/second bathroom & storeroom
- Huge backyard with brick paving, hills-hoist, original, original vegetable garden and bore reticulation
- LG Reverse cycle split system air-conditioner
- Gas bayonet to original fireplace
- Central location, close to shops, parks, transport and the CBD
- 180m to the bustling Rickman Delawney Reserve
- 500m to the quiet Rickman Bangalla Reserve
- 650m to Northlands Shopping Centre
- 800m to Takari Primary School
- 1.2km to Amelia Heights Shops, home to Pizza Mates, AMMA Gym, Phoenix Corner & more
- 1.7km to Balcatta Senior High School
- 2.6km to Main Street café strip
- 2.7km to Bunnings Balcatta
- 2.8km to Roselea Shopping Centre
- 10.6km to Trigg Beach Park and Café strip
- 10.8km to Perth CBD
- 25.4km to Perth Airport

Who to talk to To learn more contact Jeremy Shirazee on 0422 433 225 or email jshirazee@realmark.com.au.