

31 Wallum Road, Banksia Grove, WA 6031



Sold House

Saturday, 3 February 2024

31 Wallum Road, Banksia Grove, WA 6031

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



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Contact agent

END DATE SALE - Offers presented 22nd of February 2024 UNLESS SOLD PRIOR Potential rent \$700 per week | New Banksia Estate location | Easy care | Nearby schools parks Approximately 450 sqm block | Approximately 200 sqm home UMR | Entertainment Patio Award Winning Family Friendly Estate | Secure and Spacious Rental Potential // Current tenant is on periodic paying \$620 per week rent and an excellent tenant that keeps the property in tip top shape and is interested in renewing the lease Brief // Banksia Grove is the perfect place for you and your family Young couples investors downsizers this sweet and easy care 4 bed 2 bath contemporary designer home by Affordable Living is well presented well located secure spacious with strong rental returns and could be yours Located in the popular New Banksia Estate with nothing to do here but move in and enjoy the high ceilings spacious open plan lay out with kitchen lounge and dining big bedrooms gorgeous front podium courtyard for parties plus an incredible alfresco entertaining area with a giant Entertainers Gazebo garden or lawn space for a BBQ room to entertain and play at nearby Grandis Park Many features include :- Short drive to the Banksia Grove Village Discovery Park and Pitstop Playground- Stainless steel double sink with mixer tap range hood oven and cook top- Back yard has space for a pool or grass currently a vegetable garden- Large main bedroom his and her separate WIR ensuite separate WC- Modern Chef's kitchen with open plan surfaces WIP and meals area- Outdoors has an easy maintenance concrete perimeter area- Cosy lounge living areas with an alfresco view and access- Neutral themed luxury bathrooms main with bathtub- Four generous carpeted bedrooms with BIR or WIR- Quality timber flooring throughout the living areas- Back door via separate laundry to the outdoors- Security system with cameras lights doors- Roller shutters most doors and windows - Split system inverter air conditioning- Relaxing neutral decor throughout- Great investment for the future- Popular residential location- Low maintenance gardens- 450sqm block zoned R20- Door and window blinds- Bathroom venetians- Grand portico entry- Large theatre room- Separate laundry- Walk in pantry- Built in linen- Dishwasher - More Property // On one of my favourite streets in Banksia improved by a private low maintenance Affordable Living designer home providing security and comfort with style and class for the relaxing lifestyle in this perfect location to all the amenities and amazing recreational parklands nearby 4 bedrooms 2 bathrooms this well cared for property has a very spacious master bedroom with his and her walk in robes and an equally impressive ensuite good separation from the large separate living areas and a separate large theatre which could be converted into a fifth bedroom when required The modern kitchen has an open plan WOW factor from the extensive long bench functionality with updated appliances overlooking the meals dining lounge flowing perfectly to the patio alfresco which benefits from some northern orientation simple gardens and currently an empty built in outdoor fish pond feature The driveway allows outside parking and the double garage has a large storage space and ensures that two cars will always be secure inside this sweet private property Lifestyle // Boasting a thriving well-connected community Banksia Grove is a place where you'll always feel welcome set around over a dozen tranquil local parks to choose from you'll love the laid-back lifestyle with a great selection of leisure places schools shopping centres and transport links all in easy reach In particular this area has quality living with the stunning parks and shops just moments down the road providing a tranquil lifestyle whilst offering everyday conveniences like Banksia Village which has Coles Woolworths & Aldi plus much more for all your shopping needs choose from Snap fitness Plus Fitness and or Revo fitness to maintain your health and fitness and perhaps the Carramar & Wanneroo Golf Clubs for socialisation with some sophisticated fun From schools and shopping complexes to restaurants and medical facilities you'll never have to travel far to find what you're looking for The community has been developed in a number of precincts which wrap around the extensive central parklands The estate is located 30km north of the Perth CDB and approximately 5km north-east of the Wanneroo town site and comprises 338 hectares and provides approximately 4,000 homes This convenient property is in arguably one of the best locations in BANKSIA GROVE with very low costs perfect for downsizers young families or secure lock and leave investing Location // - Perth - 30km- Grandis Park - 75m- Banksia Skate Park - 450m- Wanneroo Golf Club - 2.2km- Joseph Banks School - 175m- Banksia Village Shops - 650m- Currambine Golf Club - 1.25km- Joondalup Train Station and City - 7km- Tamala Park Beach and Reserve - 9km- Currambine Train Station and Mitchell Freeway - 6km- Bus routes throughout Banksia Grove lead to Joondalup Train Station (All measurements are approximate only) Don't miss this fantastic opportunity for home owners and investors alike Built : 2013 Land : (approximately) 450 sqm Interior : (approximately) 200 sqm Shire Rates : (approximately) \$2300 p.a. Water Rates : (approximately) \$ 1200 p.a. T&C'S : * End Date Sale - Offers presented 22 | 02 | 2024 * The sellers reserve the right to accept an offer prior to the End Date Sale process * Finance offers welcome (A written pre-approval will assist you in the offer process) * Building & Termite

inspections are welcome* Flexible settlement time frames available* Subject to sale offers are welcomeOffice : 9344
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preparing this information Edi & the LJ Hooker team have relied in good faith upon information provided by others and
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written or verbal cannot be guaranteed If you are considering to purchase this property please must make your own
enquiries necessary to satisfy yourself that any important and relevant information is correct and accurate - thank you