

34 Rawlinna Heights, Ballajura, WA 6066



Sold House

Friday, 1 December 2023

34 Rawlinna Heights, Ballajura, WA 6066

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 728 m²

Type: House

\$610,000

Nestled within a tranquil cul-de-sac, this captivating 3-bedroom, 2-bathroom residence exudes charm and warmth, offering an exceptional opportunity for first-time buyers, investors, or those seeking to downsize. Situated on an easily manageable 728m² block, and conveniently close to shops, schools, South Ballajura Education Support Centre, Mary Mckillop Catholic Community Primary School, Ballajura Community College and Tinkerbell's Child Care Centre. Inside, this much-loved home boasts 3 bedrooms, and an ensuite in the main bedroom. Other bathroom with a vanity, bath tub, shower. The layout also includes a snug separate lounge room, a central kitchen boasting quality appliances, and an open-plan dining/family area where memories are waiting to be made. Step outdoors to discover the easy-care back yard, a spacious paved patio area perfect for outdoor entertaining. Highlights:- Kid friendly CUL DE SAC- Clay roof tiles- Timber floor- Wood burning stove to main living area- Ducted and split air conditioning throughout for year-round comfort- Double french doors from the huge family room to a huge undercover patio area- Spacious master bedroom with split system air con- Massive living/dining/kitchen area- Thoughtfully flooring and tiled throughout- Quality light fittings adding a stylish touch- Drive through side access perfect for caravan, boat/trailer- Large brick paved area at rear of property no gardening- Occupying a generous GREEN TITLE 728m² block- Close proximity to schools, shopping, and medical facilities- Double lock up carport- Large shed/workshop

PROPERTY INFORMATION:Built: 1994Block: approximately 728sqmLiving area: approximately 136sqmWater rates: approx. \$1,200 per annumCouncil rates: approx. \$1,600 per annumGREEN TITLE!

LOCATION FEATURES:500m to South Ballajura Education Support Centre520m to South Ballajura Primary School940m to Mary Mckillop Catholic Community Primary School1.3km to Woolworth Ballajura Centre1.4km to Ballajura Community College1.6km to Tinkerbell's Child Care Centre2.3km to Ballajura City IGA2.8km to Perth Ice Arena2.8km to Kingfisher Oval3.4km to Ballajura Medical Centre3.5km to Bunnings Malaga17km to City CBD20km to Perth airport

Don't miss this once in a lifetime opportunity and be sure to express your interest with Regina on 0433 686 803.

Disclaimer:This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.