

**38C Sylvia Street, Balcatta, WA 6021**

**Realmark**

**Sold Villa**

Wednesday, 6 December 2023

38C Sylvia Street, Balcatta, WA 6021

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 383 m2**

**Type: Villa**



Jeremy Shirazee  
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Frank Rodi  
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**\$550,000**

Set Date Sale: Absolutely all offers by 3.00pm Thursday 14th of December 2023. Contact Jeremy Shirazee for buyer feedback range. What we love Like a breath of fresh air, this villa is far from your standard find. Privately positioned at the rear of this lovely group with tonnes of space for parking, this fully renovated villa sits on a MASSIVE 383sqm of land, with plenty of manicured space, inside and out. The large open plan living welcomes you, enhanced by the impressive U-shaped kitchen, with its sleek and practical design taking centre stage as the heart of your culinary adventures. Equipped with stainless steel cooking appliances and featuring a convenient breakfast bar, it's the perfect place to whip up your favourite dishes to on date night or cater when entertaining. As you slide open the doors, you'll step into your very own summer oasis, a delightful alfresco area nestled under a substantial gabled pergola. Here, you can unwind and enjoy the outdoors without the hassle of high maintenance. The space boasts washed aggregate paving and even some artificial grass, adding a touch of greenery for good measure. It's the perfect spot to relax and soak in the low-maintenance magic of your new home. Your primary bedroom serves as a cozy sanctuary, offering ample wardrobe space to keep your belongings organized. Accompanying this retreat are two more bedrooms, each thoughtfully designed with built-in robes, contributing to the smart and efficient layout of the home. The bathroom will impress with its chic feature tiles and neutral tones, while the practical laundry, complete with a linen press and overhead cupboards, adds further functionality. And you needn't worry about storage; there's a nifty garden shed for all your outdoor gear. This fantastic villa has security screens on all windows and external doors and a front sensor light for your peace of mind. From this prime location, you can be in the city centre in 15 minutes with easy access to Wanneroo Road and Morley Drive, and for those with kids or grandkids, Balcatta Primary School is practically your neighbour. Tenanted until June 2024, secure it now to live in later, or enjoy the rental returns of this fully updated investment. Come and explore the potential of this stylish and practical gem!

**What to know**

- Immaculate brick and tile triplex villa (rear)
- 383sqm site with 100sqm internal living area
- Single carport with additional driveway parking
- Fully renovated inside and out
- Easy-care ceramic floor tiling
- Contemporary kitchen with overhead cabinetry, stainless steel appliances and breakfast bar
- Chic renovated bathroom with feature tiling and double wide vanity
- Carpets and built-in robes in the bedrooms
- Recessed downlights in the open-plan living area
- Security screens on all windows and external doors
- Internal alarm system and external sensor lights
- Large gabled pergola with washed aggregate paving
- Limestone-retained garden beds and artificial lawn
- 350m to Collier Milton Barker Reserve
- 650m to Balcatta Primary School
- 900m to Harrison Street shopping strip including popular eateries like Kings Euro Foods, Pizzeria Da Leo & Pink Moon
- 1.2km to Northlands Shopping Centre
- 2.4km to the Main Street restaurant strip
- 2.5km to Rosalea Shopping Centre
- 3.8km to Bunnings Balcatta
- 4.3km to Stirling Train Station
- 4.8km to IKEA
- 6.2km to Karrinyup Shopping Centre
- 9.4km to Perth CBD & Trigg Beach
- 22.7km to Perth Airport
- LEASED until 21/6/2024 @ \$450 per week
- NO Strata fees, common insurance only

**Who to talk to** To learn more about this property, contact Jeremy Shirazee on 0422 433 225 or email [jshirazee@realmark.com.au](mailto:jshirazee@realmark.com.au).