

**4/785 Karrinyup Road, Balcatta, WA 6021**

**Sold Townhouse**

Tuesday, 3 October 2023

4/785 Karrinyup Road, Balcatta, WA 6021

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 112 m2**

**Type: Townhouse**



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**\$470,000**

Talk about a convenient location! North, south, east west - this townhouse is just minutes from shops, an array of dining options, beautiful parks, medical centres and schools. Plus, it's a short drive to the magnificent Karrinyup shopping complex and just 15 minutes from Trigg Beach. It also offers easy access to the freeway, and if you don't want to drive, there's a bus stop almost outside the front door. The home is in a boutique complex of eight dwellings. And while the property is on Karrinyup Road, it is set back from the street and gardens with hedges and lawn provide screening and a buffer from the traffic. The residence is on 121sqm, in the middle of the row of townhouses, with a pathway from the parking area taking you past the gardens to the front door. Inside you'll be very pleasantly surprised by the space available. On the ground floor there is a light-filled living/dining area with wood-laminate flooring, air conditioning, alcove under the stairs that could be a study nook or storage area, and windows looking out to the complex's lush gardens. Off the living area is a well-equipped, modern kitchen with a suite of stainless-steel appliances (including dishwasher) and abundant storage - it's just another one of the home's surprises. Rounding out the ground floor is the laundry, complete with a separate toilet - a very handy addition in a two-storey home. The laundry opens to a spacious paved courtyard with undercover entertaining area, garden beds that are waiting for you add your own touches, a water feature, mature tree and two gates for easy access. One gate opens to a park directly behind the property, which is great if the kids want to go out and play or if you want to take the dog for a walk. Upstairs there are three bedrooms. Each one has air conditioning, ensuring comfort for everyone. The roomy master has a walk-in robe and door to a balcony overlooking the gardens. A roller shutter ensures peace and privacy. The bathroom is also on this floor. It boasts a bath/shower - you don't often find baths in townhouses, so it's another welcome feature - double vanity unit and toilet. All in all, it's quite an impressive package, offering the benefits of location, low-maintenance living and a surprising amount of space. It's an attractive option for both homeowners and investors, so make sure you come and take a look. In today's market, this one is bound to sell quickly.

**Inside**  
Ground floor Open-plan living/dining area with wood-laminate flooring, understair nook and split-system air conditioning  
Kitchen with tiled flooring, underbench and overhead cabinetry, pantry, fridge recess, tiled splashbacks, stainless-steel appliances including oven with gas cooktop, dishwasher and rangehood  
Laundry with separate toilet  
Top floor Master bedroom with wood-look flooring, walk-in robe, split-system air conditioning, door to balcony and roller shutters  
Two carpeted bedrooms with split-system air conditioning. One bedroom has robes  
Bathroom with bath/shower, double vanity unit and toilet  
Linen cupboard  
Outside Security screens to the ground floor doors and some windows  
Paved courtyard with covered entertaining area, garden beds, tree, water feature, garden shed and side and rear gate  
Balcony  
Undercover parking for one car  
Complex of eight  
Communal gardens

Estimated current: Strata \$687.00 Rates \$1544.00 Water \$1062.00 p/a

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