

4 Merenda Road, Balcatta, WA 6021



House For Sale

Wednesday, 12 June 2024

4 Merenda Road, Balcatta, WA 6021

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 405 m²

Type: House



Brad Hardingham

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OFFERS

What we levels the functional and free-flowing floor plan that this impeccably-presented 4 bedroom 2 bathroom two-storey family residence has to offer, nestled within a fantastic neighbourhood and just around the corner from Balcatta Senior High School and a plethora of picturesque local parklands. No less than three separate living zones complement a study, alfresco and double lock-up garage here, with a series of exquisite finishes only adding to the impressive property's overall appeal. The home is also perched within the optional intake area for both Balcatta Primary School and Takari Primary School and is very close to gorgeous lakes, bus stops, local grocery shopping at Primewest Northlands Plaza, Roselea and Stirling Village, major shopping centres in Westfield Innaloo and the new-look Karrinyup precinct, Stirling Train Station, the freeway, the city and even our pristine Western Australian coastline. Spacious low-maintenance "lock-up-and-leave" living awaits. What to know Beyond double entry doors lies a commodious fourth bedroom with a built-in wardrobe and its own split-system air-conditioning unit. It neighbours a delightful second bathroom with a shower, toilet, vanity and heat lamps. The study on the other side of the tiled foyer is privately shut off by a beautiful French door and also has a split-system air-conditioner for climate control. A large theatre room is separate from the expansive open-plan family, dining and kitchen area, with the latter boasting a gas bayonet for heating, ample power points, sparkling stone bench tops, quality German cabinetry, mirrored splashbacks, a step-in corner pantry, double Franke sinks and high-end Miele five-burner gas-cooktop, oven, range-hood and integrated-dishwasher appliances. Also downstairs is the laundry that can be reached from the kitchen and features a linen press, bench space and external access to the side of the property and a handy garden shed for extra storage. Upstairs, a third living area is the perfect retreat for all family members, with a huge king-sized master suite the obvious pick of the bedrooms, playing host to a walk-in wardrobe, its own front balcony with splendid tree-lined sunset views and semi-ensuite access through to the main family bathroom and its enormous corner bath, separate shower, vanity and heat lamps. There is also a separate toilet up here, alongside two spare bedrooms (one with single and double built-in robes, the other with a double-door walk-in robe) that both benefit from pleasant sunrise vistas to wake up to. Outdoors and off the dining space sits a terrific covered alfresco-entertaining area, complete with a gas bayonet for barbecues and hot/cold water provisions. There is some lawn at the rear for the kids and pets to run around on, with a selection of exotic fruit trees gracing the garden - mandarin, lemon, orange and fig, to name a few. An olive tree can be found out front, too. Extras include solid wooden Jarrah floorboards (including within the theatre room), porcelain-tiled flooring to the main upstairs and downstairs living areas, under-stair storage, ducted reverse-cycle air-conditioning upstairs, a security-alarm system, quality tapware throughout, feature skirting boards, outdoor power points, CrimSafe security doors and screens to the ground floor, a gas hot-water system, reticulation, a side-access gate and a large remote-controlled double lock-up garage with a side storage area and its own access to the yard. This one has it all - come and see for yourself. Who to talk to To find out more about this property you can contact agents Brad & Josh Hardingham on B 0419 345 400 / J 0488 345 402. Main features 4x2 floor plan, with a study Theatre room Combined family/dining/kitchen area Upstairs living Alfresco Reverse-cycle a/c Sunrise and sunset views Double garage Easy-care 405sqm (approx.) block Water Rates: \$1,730 approx Council Rates: \$2,389 approx