

**4 Sylvia Street, Balcatta, WA 6021**

**House For Sale**

Friday, 10 May 2024

4 Sylvia Street, Balcatta, WA 6021

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Will Cleggett  
0460657495

## ALL OFFERS PRESENTED!!

ALL OFFERS PRESENTED TUESDAY 21/05\*Discover contemporary living in this expansive two-storey haven at 4 Sylvia Street, Balcatta. This well-presented home boasts four bedrooms, three bathrooms and two dedicated living areas, tailor-made for seamless entertaining and comfortable family living. Nestled within a vibrant community just 10km from Perth CBD and the idyllic Trigg Beach, this sought-after location offers both convenience and charm. Commuting is a breeze with easy access to the Mitchell Freeway and public transport, while nearby parks, shopping centres, and esteemed schools cater to every lifestyle need. As you arrive, the home captivates with its modern facade, complete with a double remote-controlled garage and meticulously manicured front garden. Step inside to be greeted by an impressive open staircase and an inviting hallway leading to the ground floor's open-plan living space. The master bedroom, strategically located on the ground floor, offers a serene retreat with its walk-in robe and ensuite featuring a double vanity, large shower, and WC. Adjacent, a versatile second bedroom awaits, perfect for a home theatre or office. It is accompanied by a third bathroom and fully appointed laundry. Entertain in style in the expansive open-plan living area, highlighted by high ceilings and abundant natural light flowing seamlessly to the undercover alfresco and vast grassed area. The galley-style kitchen is a chef's delight, boasting window splashback, stone benchtops, 900mm stainless steel appliances, a scullery, and ample storage. Upstairs, a second lounge opens to a spacious balcony, ideal for enjoying morning coffee, while two well-appointed bedrooms with built-in robes share a family bathroom with a beautiful freestanding bath. Experience the epitome of modern living in this meticulously crafted residence at 4 Sylvia Street. Special features:   
?? Ducted reverse cycle air-conditioning ?? Solar system ?? Large luxury kitchen ?? Security alarm system ?? Reticulated garden ?? Double garage with storeroom Location features: ?? 1.1km to Grindleford Reserve ?? 1.7km to Roselea Shopping Centre ?? 3.7km to Mitchell Fwy onramp ?? 3.8km to Stirling Train Station ?? 6.1km to Karrinyup Shopping Centre ?? 9.3km to Trigg Beach ?? 10km to Perth CBD ?? Close proximity to Balcatta Primary School, Balcatta High School and St Lawrence Primary School \*Seller reserves the right to accept an offer prior to the set date.