

**6/454 Main Street, Balcatta, WA 6021**



**Sold Unit**

Friday, 29 September 2023

6/454 Main Street, Balcatta, WA 6021

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 134 m2**

**Type: Unit**

**\$370,000**

What we love..... is just how neat and tidy this delightful over-55s 2 bedroom 1 bathroom villa actually is, encouraging easy-care "lock-up-and-leave" living for those of age that are ready to move on to their next chapter... is the tiled open-plan living and dining area that charmingly welcomes you inside, has split-system air-conditioning and connects to a neutral kitchen – also tiled and playing host to double sinks, tiled splashbacks, a range hood, gas cooktop and a separate stainless-steel oven... is the enclosed patio off the living space, allowing for indoor-outdoor entertaining and spilling out to a private corner drying courtyard in the process... are the low strata fees that make living here extra appealing, at \$205/per quarter... is being able to walk to bus stops up and down the street, around the corner to shopping at Primewest Northlands and enjoy the very close proximity to lush local parklands, the vibrant Main Street café and restaurant strip, major shopping centres, community sporting facilities and both the coast and city, via major arterial roads

What to know  
The master bedroom is huge and the second bedroom is of a decent size, as well. The stylish bathroom has a fully-tiled walk-in shower, adjacent to a powder vanity. Extras include skirting boards, security doors and screens, a gas hot-water system, low-maintenance established gardens, a single lock-up garage with a roller door and visitor-parking bays, very close to your front door. This one will tick all your boxes, just you wait and see.

Who to talk to  
To find out more about this property you can contact agent Dave Seah on 0421 495 752 or by email at [dseah@realmark.com.au](mailto:dseah@realmark.com.au)

Main features  
\*2 bedrooms, 1 bathroom  
\*Only 8 in the complex in a tight knitted community  
\*Rear unit tucked away from Main Street  
\*Open-plan living and dining area  
\*Contemporary kitchen appliances  
\*Indoor-outdoor patio entertaining  
\*Split-system air-conditioning  
\*Low-maintenance gardens  
\*Single lock-up garage  
\*Low strata fees  
\*Walk to bus stops, shopping and more  
Council rates: \$1551/annum (approx)  
Strata fees: \$205/quarter (approx)  
Water rates: \$977/annum (approx)