

# 7 Ida Street, Balcatta, WA 6021

## House For Sale

Friday, 17 November 2023

**S H Y F T**  
R E A L T Y

7 Ida Street, Balcatta, WA 6021

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1020 m2**

**Type: House**



Matt Nylander

## ALL OFFERS PRESENTED!!

ALL OFFERS PRESENTED TUESDAY 27/11\*Are you seeking a prime location in the heart of Balcatta? This spacious 1020sqm property offers endless possibilities for the lucky buyer. Renovate and restore the existing family home, or knock down and rebuild something spectacular. This property is currently zoned R20, offering the potential for subdivision and unlocking a world of investment opportunities. The possibilities are endless at 7 Ida Street. Centrally located in the sought-after suburb of Balcatta, just 10km from the Perth CBD, you'll enjoy being within close proximity to everything you want and need with easy access to the city, the beach, excellent schools, parks and seamless access to the Mitchell Freeway and public transport. Immaculately presented front gardens and a lush lawn greet you, complemented by a single garage and a welcoming porch. The well-maintained home boasts an open-plan living area with a gas fireplace, seamlessly connected to the U-shaped kitchen featuring stainless steel appliances and a convenient servery to the formal dining area. The fourth bedroom at the front of the home could also make the perfect home office. A hallway with built-in storage leads to a large laundry, a separate WC, and a family bathroom with a vanity, bath, and shower. The master bedroom includes built-in robes, and there are a further two minor bedrooms towards the rear. Step into the expansive backyard oasis with a manicured lawn, well-kept garden beds, and a built-in BBQ area beneath a charming pergola. Two storage rooms provide ample space for all your belongings, while at the back, there's room for a vegetable garden or an extended garden area. Embrace the potential and seize this opportunity. Special features: **Large 1020sqm block** **Zoned R20** **Four generous bedrooms** **Secure single garage** **Private front porch** **Secure backyard** **Large garden sheds** Location features: **700m to Grindleford Reserve** **2.2km to Roselea Shopping Centre** **3.2km to Mitchell Fwy onramp** **3.3km to Stirling Train Station** **5.8km to Karrinyup Shopping Centre** **8.5km to Trigg Beach** **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.