

7A Vladich Court, Balcatta, WA 6021



Sold House

Wednesday, 27 March 2024

7A Vladich Court, Balcatta, WA 6021

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 321 m2

Type: House



David Snell

0400827800

\$700,000

Welcome to Your Ideal Sanctuary* NO STRATA FEES *Introducing your ideal sanctuary! Situated in the heart of a charming cul-de-sac, this delightful 3-bedroom, 2-bathroom home is a testament to meticulous care and thoughtful design. Boasting a prime location on the border of Roselea Estate and Stirling, it offers unparalleled convenience coupled with serene surroundings. Step inside to discover a spacious layout, featuring a lounge, kitchen, formal dining or study area, and a cozy meals area/family room. The master bedroom comes complete with a walk-in robe, while the second and third bedrooms offer built-in robes for ample storage. Both bathrooms are elegantly tiled to the ceiling, exuding a sense of luxury. Entertain with ease in the expansive outdoor entertaining area, complete with a terrific patio. Additional highlights include an air-conditioner in the living area, a garden shed, and a low-maintenance garden for effortless upkeep. Beyond the property's confines, you'll find yourself in close proximity to a wealth of amenities. Balcatta Primary School, Balcatta High School, and St Lawrence Primary School are just minutes away, ensuring quality education for your family. Nearby parks and sporting facilities provide ample opportunities for recreation and leisure. From the moment you set foot in this stunning property, you'll feel the undeniable sense of home. With its standout features including a double garage, extra parking, a stand-alone duplex, and a security system, every aspect has been carefully curated to enhance your living experience. Don't let this opportunity pass you by - seize the chance to make this your new home, where every detail reflects a sense of comfort and calmness. KEY FACTS: • Lot size 321sqm • Living area 109sqm • Current Lease Expiry: 04/05/24 • Current Rent is \$570 per week • Potential Market Rent \$700+ per week • Council Rates: \$1710.09 • Water Rates: \$1274.70