

8 Coleby Street, Balcatta, WA 6021



House For Sale

Thursday, 1 February 2024

8 Coleby Street, Balcatta, WA 6021

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 744 m2

Type: House



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Set Date Sale

***GRAND OPENING** This Sunday the 4th of Feb with BARISTA MADE COFFEE free on arrival, provided by the legendary locals Latte Lab. See you there! ***Set Date Sale:** Absolutely all offers by 4.00pm Wednesday the 14th of February 2024. Contact Jeremy Shirazee for buyer feedback range. What we love For over two decades, this beloved family residence has housed many milestones and loving memories. Thoughtful renovations have evolved this home over time, helping to accommodate a growing family and their changing needs. And then there's the unchanging gem—the idyllic location. Right across the street, a lush green park and playground beckon, a serene backdrop viewed from your front lounge—a second backyard where kids play freely while parents unwind with peace of mind. A mere few minutes' walk away, discover the bustling Rickman Delawney Reserve, the immaculate Jones Paskin Reserve, Takari Primary School, and the vibrant Amelia Heights Shopping Centre. Picture those post-school afternoons exploring parks and playgrounds, followed by a delightful feast of wood-fired Italian pizza or fish and chips from the nearby shops, all capped off with a leisurely stroll home, as the sun sets, watching the kids expend their last burst of energy at the adjacent playground. As you ascend above street level, a modern exterior welcomes you, surrounded by a meticulously maintained washed aggregate driveway and vibrant greenery. If convenience matters as much as aesthetics, you'll appreciate the low-maintenance driveway and the underground bore and a full reticulation system, controlled effortlessly from home or via your smartphone. Inside, you'll discover three comfortable bedrooms, all with built in mirrored robes and stunning original timber floors. The master and second bedroom both enjoy tree lined views of the park, adding a sense of calm and relaxation when it's time to switch off. The shared bathroom with its full height tiling and spacious corner shower, reflects years of care that combines functionality and style. The heart of this home has been extended and is a massive open plan living space—an inviting canvas where family and friends have gathered for years of quiet get-togethers, and sometimes loud celebrations. Step outside to the expansive alfresco area, complete with built-in cabinetry that boasts stone tops, a large stainless-steel sink, and a Beef Eater S3000S BBQ. From here you can let the kids loose on the grass or let them play hide and seek behind the immaculately maintained hedges. It's the perfect setting for outdoor entertaining and creating new memories under the open sky. Tucked away from the main entertaining area is a massive workshop, accessible via the drive-through access, it offers parking for two vehicles as well as 3-phase power, perfect for those who like to tinker. As a bonus, the home also has underground 3-phase power to avoid any future costs of overhead line relocation. If you're seeking more than just a house—rather, a home that offers ample space for play, memory-making, and one of the finest locations—this is the perfect opportunity. Schedule a viewing today and become a part of this home's enduring legacy. **What to know:**

- Opposite Coleby Hanworth Appleby reserve
- Rectangular 744sqm block
- Renovated and extended family home
- High elevation home with stunning park views
- Established fruit trees to the front and rear gardens
- Side access to rear 2 car garage/workshop
- Alarm system
- Original timber floors to the front lounge and bedrooms
- 3 generous sized bedrooms, each with built in mirrored robes
- Modern, renovated bathroom with full height tiling and WC
- Open plan living, dining and kitchen with modern LED lighting
- Central kitchen with stainless steel appliances, tiled splashback and tonnes of storage
- Separate laundry with full cabinetry and second WC
- Massive tiled alfresco with built in cabinets, stone tops, Beef Eater BBQ and double sink
- External TV antenna to the alfresco
- Large, grassed backyard
- Garden shed
- Two large clotheslines
- 9kw Ducted and zoned reverse cycle air-conditioning system installed throughout including a day/night feature
- Underground bore which is rust free and connected to a fully automated reticulation system
- Network cabling throughout the house with a network hub for a server set-up
- As part of the extension, all of the original eaves were cut back and replaced
- 400m (approx.) to Takari Primary School
- 500m (approx.) to Rickman Delawney Reserve
- 650m (approx.) to Jones Paskin Reserve & Balcatta Cricket Club
- 800m (approx.) to Northlands Shopping Centre
- 2.4km (approx.) to Bunnings Balcatta
- 3.6km (approx.) to Stirling Train Station
- 4.5km (approx.) to IKEA
- 5.5km (approx.) to Karrinyup Shopping Centre
- 8.3km (approx.) to Scarborough Beach Esplanade
- 11km (approx.) to Perth CBD
- 24.5km (approx.) to Perth Airport

Who to talk to To learn more contact Jeremy Shirazee on 0422 433 225 or email jshirazee@realmark.com.au.