

8 Pepper Close, Ballajura, WA 6066



House For Sale

Wednesday, 10 April 2024

8 Pepper Close, Ballajura, WA 6066

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 572 m2

Type: House



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From \$629,000

Welcome to this entertainer's dream home - with around 572 square meters of land size and approx. 163 square meters internal size, this home is filled to the brim with grand features, including expansive rooms, ceiling fans throughout, an entertainer's patio, and in-ground gazebo. Best of all is the location, as you are situated towards the rear of a quiet cul-de-sac, nearby a park/oval and not too far from schools. Whether you are raising a family, wanting to entertain friends, or simply wanting a relaxed place to walk your dog, then this home is the perfect place for you. Currently rented out, it also presents a good ongoing investment opportunity. Whatever you are looking for, there is a lot to love about this beautiful home - so make sure that you don't miss out!

Property Highlights:- Three-bedroom, two-bathroom home- Approx. 572 square metres land size- Approx. 163 square metres internal size- Large front living area- Ceiling fans throughout- Air conditioning- Built in bar area with sink and shelving- Family/dining area- Kitchen with gas hotplates & plenty of cabinetry!- Ensuite bathroom with "his and her" sinks, plus bath!- Built in robes for storage- Side courtyard area- Back patio looking out on to park- In-ground gazebo to side - with built-in seating!

Investment Summary:- This property is currently tenanted on a fixed term lease until February 2025 for \$500 per week- Market rent for 8 Pepper Close is approximately \$600 per week- HouseSmart Real Estate is highly active in Ballajura and the surrounding areas, and can provide high quality property management services from settlement and beyond.

Coming up to the property, you are welcomed by the greenery which surrounds the home, with the trees of the park in the background providing a nice backdrop as you walk in to the front door. The front entry to the home is privately tucked around the side of the home, helping you feel secure. As for parking, drive on up to the double garage of the home, or park in the driveway which has room enough for two cars. The home is situated on a cul-de-sac with minimal traffic which adds to the serenity of the home. Inside, you come through to the tiled entry area, which creates a zone to welcome guests and take off shoes. There is a coat rack to the side which is especially handy in the wintertime to remove heavy coats. From this entry area, you can walk to the left in to the living area and main bedroom, straight ahead to the family/dining room or through to the right to the kitchen and minor bedrooms. The living area is a generous size, with plenty of room for your couch set, and a nook in the wall providing room for your TV. This is a great room to relax in after a long day of work, where you can sit back in your new home and not worry about a thing. There is a ceiling fan creating a nice breeze, air conditioning in the wall, and there are two sliding doors to the exterior patio which can be opened to allow natural air flow. The first patio lets you through to the smaller front courtyard which has a nice sitting space, and the main sliding door brings you out to the patio area which wraps around this front section of the house to give you a nice view of the surrounding bush area. The nearby main bedroom also has a sliding door out to this main patio, so you can step in and out as you please. It gives a lot of natural lighting to the room. The mirrored built in robes also capture this light, brightening up the area, as well as solving all your storage needs. Another great feature of this main bedroom is the ensuite bathroom, which has not only a shower and toilet, but also a bath - which is quite rare to see in ensuites! - and a "his and her" vanity with two sinks! The other bathroom is situated down the hall nearby the two minor bedrooms, and has a bath plus shower add-on. These two minor bedrooms are quite ample sized, both with their own built in robes and each with ceiling fans as well. The second bedroom even has a built in desk so you can use it as a study area. The kitchen is a very nice size, which a "c" shape centred around the window which looks out on to the side front yard. There is wrap around cabinetry for plenty of storage for all your kitchen goods - including both overhead and under-bench cupboards - lots of bench space, a built-in oven, gas hotplates, double sink, and a dishwasher space! Opposite the kitchen you have the dining area, which opens to the family room to create a large secondary living space. The laundry opens up from here, cleverly adding on more space to the room. This whole area is tiled, creating a seamless flow through from the kitchen and entry area in to the family/dining area. Nearby the kitchen you also have a cupboard which could be used as a linen closet, pantry area, or games closet. Best of all in this area is the bar, which is built-in and features it's own sink, cupboards, and display shelving. What an entertainer's dream! If you don't drink, this area would be a perfect place to display some small indoor pot plants and easily water them. Bringing the party outside - the many sliding doors in the home make it easy to step in and out of the house for when you are hosting gatherings or even just if you are playing with the kids. Outdoors, you have the patio which looks out over the oval, plus around the side of the house you have the in-ground gazebo, which is the perfect place to get together and relax. If you have kids you can put a kiddie pool here for an easy playing space. If you are wanting to host a party, there is a barbeque built-in (may need some TLC), as well as built-in seating! Wanting to go on a walk? Just step out in to Ballajura Lion's Park which the property backs on to. A small path will lead you down to the walking trail

which runs along the park. This walking trail connects on to Illawara Primary School which is perfect for the smaller kids. It also connects on to a lake, and further parks down the line. Whether walking the dog, going for a run or a bike ride, you have plenty of great options here for exercise, relaxation and play! Also nearby the home is Ballajura Community School, Ballajura City Shopping Centre, and Ballajura SwanActive - all approximately short five minute's drive from the home! Only a few minutes from the home you also have links on to Hepburn Avenue - bringing you to Tonkin Highway - and Alexander Drive, which comes down to Perth CBD within approx. half an hour's drive. There is so much to love about this home which presents a great rental opportunity or move in down the line - a large family home, huge living area, great private ensuite with bath plus two sinks, minor bedrooms with built in robes and not even to mention the outside area which is perfect for relaxing and entertaining. What do you love most about the home? One thing is for certain - a home like this doesn't last long. Make sure that you don't miss out!