

**85A Champion Avenue, Balcatta, WA 6021**

**slp.**

**Sold House**

Monday, 14 August 2023

85A Champion Avenue, Balcatta, WA 6021

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 280 m<sup>2</sup>**

**Type: House**

**\$547,000**

We are delighted to present this neat and sweet villa home situated in the sought-after suburb of Nollamara! Built in 2000, boasting three spacious bedrooms, two bathrooms, and two inviting living areas. Perfectly designed for comfortable family living, this property is ideal for those seeking a convenient and low-maintenance lifestyle. Conveniently positioned in a peaceful and family friendly neighbourhood providing easy access to an array of amenities. Families appreciate the close proximity to reputable schools, including Nollamara Primary School. Shopping centers, cafes, and restaurants are also just a short drive away, ensuring all your daily needs are within reach. Additionally, public transport options are readily available, making commuting a breeze! Features included but not limited to: \* Freshly painted throughout \* Roller shutters to all windows throughout \* 8 Solar panels to keep those energy cost down! \* Gas bayonet to main living \* Freshly mulched gardens to front and rear \* Downlights throughout \* Dual enclosed courtyard to front and rear \* Ducted A/C throughout \* Spacious theatre to front of home \* Easy care flooring throughout with no carpet-perfect for those with allergies! \* Built in robes to bedrooms 2 & 3 \* Family bathroom with separate shower & bath \* Separate laundry with additional linen cupboard to hallway \* Separate lockable storeroom \* Located to the front of a complex of 3 with it's own separate driveway STRATA: No strata fee's or levies! RATES: \$1573.60 p.a WATER RATES: \$1222.26 RENT POTENTIAL: Similar homes in the area are renting in the vicinity of \$500-\$550pw. Call or message us for a detailed rental comparables report if you are looking to invest. To arrange a private inspection, contact Mike today! Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.