

**9/8 Ronald Street, Balcatta, WA 6021**

**Realmark**

**Apartment For Sale**

Friday, 19 January 2024

9/8 Ronald Street, Balcatta, WA 6021

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 54 m2**

**Type: Apartment**



Adam Iles

0423470600

## High \$300,000's

Built in 2016, this charming property offers the perfect low maintenance investment opportunity with all the modern features to keep everyone happy! This stylish first floor apartment at the rear of a safe and secure complex offers an instantly welcoming design with high ceilings and clever use of natural light. The living area has timber flooring and its own split system air conditioning offering a stylish and functional space. The well-appointed kitchen includes stone benchtops, stainless steel appliances, gas cooking, dishwasher, microwave recess, range hood, overhead cupboards, double sink, generous fridge recess and plenty of storage. The clever design allows you to enjoy indoor/outdoor living and entertain guests as your living/dining area flows through to your own private balcony. The carpeted master bedroom offers a large mirrored built-in robe and air conditioning. An excellent sized second bedroom is also equipped with a built-in robe. The bathroom includes a large shower, huge timber style vanity with stone tops and wash basin opposite to the European style laundry next to a completely separate toilet. This complex includes electronic gates and intercom, with secure undercover parking and storage. Perhaps an excellent Air BnB opportunity with the combination of a superb location, lock up and leave, secure complex and excellent storage facilities. Not only is this property delightful inside and out, it's also in a premium location west side of Main Street! Only a short drive to the CBD and a quick walk to public transport, Balcatta Primary School and Macedonia Park and Soccer Club. First home buyers, downsizers, investors should all consider this amazing purchasing opportunity. Strata Admin Fees: \$539.04/qtr Strata Reserve Fund: \$12.00/qtr Council Rates: ~\$1,565/yr Water Rates: ~\$1,122/yr Features:- Excellent Air BnB- Beautiful timber flooring- Your own private balcony with external access- Carpeted bedrooms- Excellent layout- First floor apartment- Air conditioning- Secure parking undercover- Automatic gates- Built in robes both bedrooms- European laundry with plenty of storage and laundry sink- Secure storage next to parking bay- Guest parking