

**97 Kingfisher Avenue, Ballajura, WA 6066**

**House For Sale**

Tuesday, 7 May 2024



97 Kingfisher Avenue, Ballajura, WA 6066

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 766 m2**

**Type: House**



Russell Rath  
0861122619



George Curatolo  
0892496888

## Low to Mid \$600,000's

Welcome to this fantastic 3-bedroom, 1-bathroom home located centrally and close to all amenities, zoned R17.5/35 on 766 sqm of land. With its versatile floor plan and low-maintenance design, this property offers the perfect combination of comfort and convenience. Boasting two spacious living areas, you'll have plenty of room to relax and entertain. Embrace a relaxed and effortless lifestyle with this gem in Ballajura. Features include: Welcoming entry leading to an open plan lounge/media room. Upgraded kitchen with abundant bench and cupboard space, including a shoppers entrance. Main bedroom with split air-conditioning and WIR. Main bathroom/semi ensuite. Two good sized kids bedroom each with BIR's. Family room overlooking the alfresco area with split air-conditioning. Meals/dining area. Laundry with side access. Relax and entertain guests in the patio entertaining area. Gas storage hot water system for quick and efficient hot water supply. Plenty of extra storage with multiple garden sheds. Double carport for secure parking. Zoned R17.5/35 Ample parking space for trailer, boat, or caravan. Close proximity to shops, schools, parks, and transport options. Don't miss the opportunity to make this wonderful home yours! Ring Russell 0429 927 720 or George 0405 854 654 to view.