

**1/454 Main Street, Balcatta, WA 6021**

THE AGENCY

**House For Sale**

Tuesday, 2 July 2024

1/454 Main Street, Balcatta, WA 6021

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 126 m2**

**Type: House**



Adam Naumovski

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## Offers! Contact Agent!

Adam Naumovski presents...1/454 Main Street, Balcatta\*\*\*HOME OPENS THIS WEEK\*\*Saturday 6th July 11:00 - 11:30am Sunday 7th July 11:00 - 11:30am Welcome to 1/454 Main Street, Balcatta, an absolute gem that offers a lifestyle of convenience and comfort. This charming 2-bedroom, 1-bathroom over 55's residence, complete with a single car garage, is perfectly positioned near local amenities, presenting an ideal opportunity for astute buyers, savvy investors, small families, first home buyers, and FIFO workers. The location is second to none. A mere 50m stroll brings you to the nearest bus stop, while a short 400m walk takes you to Northlands Plaza Shopping Centre, your go-to for quick grocery runs. Just 2.3km down Main Street, you'll find yourself in the heart of a bustling café, bar, and restaurant strip, an entertainment hub that never fails to impress. A slightly further jaunt, 6.1km to be exact, will immerse you in the amenity-filled social and entertainment hub that is Karrinyup Shopping Centre. Step inside to appreciate the home's internal features. The property boasts a spacious open plan kitchen that flows seamlessly into the family meals area. This layout effortlessly extends to the outdoor entertaining space, connecting indoor and outdoor living and truly bringing the outdoors in. A split system air-conditioning in the living area ensures comfort throughout the year. The master bedroom is generously sized, complete with built-in robes and a second split system air-conditioning unit. The second bedroom is a haven of natural light, thanks to its direct outdoor access. The bathroom is outfitted with an extra-long vanity, offering ample space for personal care items. The well-designed kitchen is equipped with a microwave recess and plenty of bench and cupboard space. Built in 1996, the property retains its original finishes, which provide a great opportunity for those with a vision to update and transform it into a modern masterpiece. Finally, the low-maintenance outdoor entertaining area is a standout feature. Complete with a store room, this space extends right off the living area, further enhancing the sense of indoor-outdoor living. This home, built in 1996, boasts a great floorplan and is well-maintained, ready for its new owners to bring it into the next chapter of its story. Be part of the vibrant Balcatta community and experience the convenience and lifestyle this property has to offer. Some fantastic features include:

- Convenient location close to shopping centres, cafes, and entertainment hubs
- Over 55's villa
- Short distance to public transport
- Spacious open plan kitchen and family meals area
- Outdoor entertaining area that extends from living area
- Split system air-conditioning in the living and master bedroom
- Master bedroom with built-in robes
- Second bedroom with direct outdoor access
- Bathroom with extra-long vanity
- Kitchen with ample storage and bench space
- Opportunity for updates and personalization
- Low maintenance property, perfect for various buyer types
- Built in 1996 with a great floorplan
- Well-maintained property ready for the next chapter

**DON'T MISS OUT CALL ADAM NAUMOVSKI ON 0424 364 326**

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