

**17 Canning Street, Balcatta, WA 6021**



**House For Sale**

Sunday, 23 June 2024

17 Canning Street, Balcatta, WA 6021

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 812 m2**

**Type: House**



Jeremy Shirazee

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## Set Date Sale

Set Date Sale: Absolutely all offers by 12pm Thursday 2nd of July 2024. Contact Jeremy Shirazee for buyer feedback range. What we love is a property with options. Located in one of Balcatta's most sought-after neighbourhoods, informally named "The Balcatta Hills" (by yours truly), this 1960's home is situated on a generous 812 sqm block of opportunity. Surrounded by high-end residences, this humble home creates a rare opportunity to secure a significant piece of earth in an otherwise unattainable area. This property offers huge potential, whether you're looking to renovate, lease it out, or demolish and rebuild, the possibilities can only be limited by one's creative vision. This is your formal invitation to "The Balcatta Hills." Turning left as you drive up the hill you'll enter the driveway with access to the double carport. Kept private by the solid brick front wall, the front yard offers plenty of flexibility for your preferred layout. Stepping through the front porch into the home you'll find multiple living zones, jarrah floors, good sized bedrooms, some updates, and plenty of room for improvement. Venturing outside you'll discover the expansive backyard, offering plenty of space for outdoor entertaining, gardening, or simply unwinding in the open space whilst you ponder what this blank canvas could one day be. Not only is this property located in a premium 6021 pocket, but this central northern suburb is less than 20 minutes by car to Perth's CBD, picturesque Swan Valley wine region, as well as WA's stunning beaches and sunset coastline. If you're looking for what many would consider a blue-chip opportunity don't let 17 Canning Street pass you by. What to know:

- 812 sqm of land
- 24.14m frontage
- Zoned residential R20
- Double carport with semi-enclosed front yard
- Solid Jarrah timber floors
- Front lounge with feature fireplace mantel
- Updated kitchen in need of some improvements
- Open plan dining room and kitchen
- Wall mounted air conditioner
- Master bedroom with large double built-in robes
- Updated bathroom
- Separate laundry and water closet
- Huge backyard
- Storeroom
- Central location, close to shops, parks & public transport
- 900m to Amelia Heights shops & eateries
- 1.1km to Takari Primary School
- 1.3km to Balcatta Senior High School
- 1.5km to Balcatta Primary School
- 2.2km to Rosalea Shopping Centre
- 2.5km to Main Street Cafe Strip
- 5.6km to Karrinyup Shopping Centre
- 8.8km to Trigg Beach Park and Café strip
- 10.4km to Perth CBD
- 22.8km to Perth Airport

Who to talk to: To learn more contact Jeremy Shirazee on 0422 433 225 or email [jshirazee@realmark.com.au](mailto:jshirazee@realmark.com.au).