

197 Amelia Street, Balcatta, WA 6021

julie ormston
& partners

House For Sale

Saturday, 29 June 2024

197 Amelia Street, Balcatta, WA 6021

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 196 m2

Type: House



Luke Martin
0419769529

Be The First To View!

Sitting on an easy to maintain 196sqm block and located within a quiet, 3 villa complex, this 2016 built home has so much to offer. Boasting an open plan design and modern fixtures and fittings throughout, this home will appeal to a wide variety of buyers, but particularly those looking to enter the property market for the first time and those looking to secure a low maintenance investment property. Conveniently located within easy walking distance to the Northlands Shopping Mall, the Rickman Delawney Reserve, the local primary school and public transport options, living here will always feel easy! To book your viewing, please call me today! 0419 769 5293

3 Bedrooms | 2 Bathrooms | Family | Meals | Kitchen | Laundry | Courtyard | Double Garage

Features You'll Love:

- Positioned at the front of the home, the main bedroom is a great size, easily accommodating a queen sized bed. Featuring soft carpets underfoot, a floor to ceiling height double wardrobe, and electric roller shutter to the window for added privacy, this room is completed by the modern ensuite bathroom, which offers a spacious vanity with great storage, shower, and toilet.
- You'll love cooking your favourite meals in this well designed kitchen! Boasting quality DeLonghi appliances, including a 4 burner gas cooktop and electric oven, this kitchen provides amazing storage space, with plenty of under bench and overhead cabinetry available, plus a built in pantry. Finished with a double sink, dishwasher & fridge recess, and ample bench space, you'll enjoy cooking up a storm in here!
- The open plan living area boasts abundant natural light and is a wonderful space to relax in. Connecting seamlessly with the kitchen, this area features timber look flooring, bright LED downlights and a split system reverse cycle air conditioner to keep you comfortable all year round, making this the perfect place to unwind in.
- Bedrooms 2 and 3 are both good sizes, and both come completed with soft, carpeted flooring and floor to ceiling double wardrobes for fantastic storage space.
- Sitting between the two minor bedrooms, the family bathroom boasts a neutral colour scheme and provides a spacious vanity with good storage, shower with glass shower screen, and a toilet.
- The European styled laundry sits towards the front of the home, cleverly concealed by the sliding doors, and has plenty of room for your washing machine and dryer, plus offers additional storage room.
- Tired of garden maintenance? This courtyard area is for you! Boasting great privacy, the courtyard offers brick paving underfoot and a shade sail overhead, and an easy to maintain raised garden bed that runs along the fence line to add a pop of greenery to this space.
- Offering secure parking for two vehicles, the double garage boasts an additional storage room area plus has roller door access to the backyard for added convenience.

Extras Include: Split System Air Conditioning | Instantaneous Gas Hot Water System | Reticulation | Security Alarm | Roller Shutter to Main Bedroom Window | LED Downlights

Built in 2016 on a 196sqm block - No strata fees!

Great Places Nearby: Northlands Shopping Mall | Stirling Central Shopping Centre | Rickman Delawney Reserve | Cruikshank Reserve | Takari Primary School | Balcatta Senior High School

Disclaimer: In preparing this information, Julie Ormston & Partners and its members has relied in good faith upon information provided by others and has made all reasonable efforts to ensure that the information is correct. The accuracy of the information provided to you (whether written or verbal) cannot be guaranteed. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate.