

# 3B Boyce Road, Balcatta, WA 6021



## House For Sale

Wednesday, 19 June 2024

3B Boyce Road, Balcatta, WA 6021

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 253 m2

Type: House



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## UNDER OFFER

BRAND NEW EXCLUSIVE RELEASE - CHOICE OF 3! Setting the standard for luxury, low maintenance living, these 3 BRAND-NEW, 3 bedroom, 2 bathroom Street Front homes leave no stone unturned in delivering the ultimate lifestyle experience. Individually crafted by a local boutique builder with an unwavering attention to detail, the result is simply sublime, with subtle layout differences across all three ensuring each is delightfully unique. A testament to modern family living, for those who love to cook and entertain, the stunning European Inspired chefs' kitchens will definitely get those culinary juices flowing, whilst the adjoining living and meal areas will certainly accommodate your nearest and dearest with ease. That beautiful flow continues outside to the generous alfresco's, where weekend BBQs and after work drinks just beckon. For family movie nights, Residence 3 boasts a comfy theatre room, whilst Residences 1 & 2 come with designated studies, perfect for those who work from home. And when you simply want to retreat and relax, the sumptuous master suites across all three are certainly indulgent. Made perfect by their unparalleled central positioning in one of Balcatta's most sought after and convenient pockets, your ultimate dream home awaits! WELCOME HOME! THE FEATURES YOU WILL LOVE: • All Street Front • Attractive modern facades with feature brick accent walls and double width washed aggregate driveways, offset by mature lush greenery and lawn • Spacious, light filled open plan kitchen, living and dining areas with seamless access out to the private covered alfresco's and backyards • Designer chefs' kitchens boasting dual tone, high end custom cabinetry, luxury European designed integrated appliances, sleek engineered stone bench tops, double sinks with brushed chrome tap ware, dishwasher recess, feature mosaic tile splashback plus breakfast bar with feature downlighting • Indulgent master suites featuring walk-in/built-in robes and stunning ensuites, the latter comprising stone topped vanities, extra wide frameless glass showers with built-in wall niches and W/C • Well-proportioned bedrooms 2 & 3 with floor to ceiling built-in robes • Equally stylish main bathrooms with showers and separate bathtubs, plus well-equipped laundries with access to designated drying courtyards • Separate guest powder rooms with vanity (Residence 1 & 3). Residence 2 with separate W/C • Generous entertainers alfresco's encased by lush mature planting for that relaxing resort feel. Bonus area of Artificial Turf for kids and/or pets to Residences 2 & 3 • Double auto lock up garage with internal shoppers' entrance and storage area (Across all 3) • Designated study zones with custom built-in desks and cabinetry (Residences 1 & 2) • Versatile home theatre/games room with alfresco access (Residence 3) • Artwork alcove / key drop zone (Residence 1) • Floor to ceiling double built-in linen cupboards for additional storage • Ducted Reverse cycle Air conditioning throughout, plus ceiling fans to all bedrooms • Easy-care tiling to the main living areas and elegant Australian made carpets to all bedrooms • Alarm system for peace of mind security • Reticulation (off mains) THE LIFESTYLE YOU WILL LIVE: • 400m to Harrison Street Shopping Strip (home to renowned Pink Moon restaurant, Pizzeria Da Leo & Kings Euro Foods to name a few) • 400m to Conway Reserve • 1.1km to Balcatta Primary School • 1.5km to Roselea Shopping Centre • 1.6km to Iconic Macedonia Park Soccer Club • 1.7km to Main Street Osborne Park cafe strip • 1.9km to Robinson Reserve & Osborne Park Bowling Club • 2.9km to Servite College • 3.3km to Balcatta Senior High School • 6.2km to Karrinyup Shopping Centre • 9.4km to Trigg Beach • 9.4km to Perth CBD For further details, please TEXT Mark & Debra Passmore on 0411 870 888 / 0411 888 138 or email [mark@passmore.com.au](mailto:mark@passmore.com.au)\*\*\*Passmore Real Estate wishes to advise that whilst every care is taken in the preparation of these details, they MUST be verified if relied upon, before entering into a Contract of Sale\*\*\*