

**6 Coral Place, Ballajura, WA 6066**



**House For Sale**

Wednesday, 19 June 2024

6 Coral Place, Ballajura, WA 6066

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 850 m2**

**Type: House**



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## End Date Sale

Current rent is \$500 per week lease on periodic Potential rent \$700 per week | 4 x 2 top of the hill | cul de sac 850 sqm block | pool A few steps from the popular Lakes and Parks walk | Convenience location | Ballajura City Shops nearby | Nearby Swan Active Recreation Centre Approximately 850 sqm total area | Approximately 165 sqm living area | 1 carport UMR plus many parking bays | Drive through and side access to rear yard

**Brief** // 4 Bedroom - 2 Bathroom - kitchen with meals - Formal lounge - Formal dining - 4 Air Cons - Log fire place - Security Installed - Storage shed - gas hot water system - Gas and Sewer connected - Built approx. 1988 - Land approx. 850 sqm - Home approx. 165 sqm - Close to shops parks schools and transport - Shire rates approx. \$1700 per year - Water rates approx. \$1000 per year

**Features** // Located in the heart of Ballajura offering 4 double bedrooms each with AC master with WIR separate bathroom and large laundry air conditioning large front yard plus side land space with hardstand for parking cars trucks containers or a granny flat if required

**Property** // Downsizers young couples investors this is an easy care hill top cul-de-sac street front home that is well presented well located secure spacious and with strong rental returns Located on the popular Ballajura hills of the Lakes Estate strip with nothing to do here but move in and enjoy the open plan living lay out with kitchen dining lounge separate family and 4 separate bedrooms plus large main bathroom and laundry in this walkable location to parks schools and transport Family location for the relaxing lifestyle in this property nearby to all the amenities and amazing recreational facilities The bedrooms are all a good size and currently tenanted with the family keen to stay in this well cared for property with good separation from the large separate living areas allowing perfect natural lighting plus extra space in the large kitchen The living areas receive nice large window views of the private rear courtyard which may function as an excellent alfresco The parking areas have parking for several cars and there is space for more on the verge

**Lifestyle** // This area has so many renowned and exciting areas to mention with the stunning shops and parklands starting down the road from the very footstep with the Swan Active Skate Park and Recreational Reserve whilst offering everyday conveniences like Ballajura City Shops for all your shopping needs and the Firkin pub for socialising and fantastic meals A convenient property in arguably one of the most functional residential locations Ballajura has to offer perfect for downsizers young couples minimalists and definitely investor developers

**Location** // - 200m to Ballajura Park - 250m to Nearby Bus Stop on the park - 300m to Ballajura Skate Park - 350m to Swan Active Recreation - 400m to Ballajura Library - 500m to Ballajura City Shops - 500m to Ballajura Primary - 13km to the CBD Centre (All measurements are approximate only)

Don't miss this fantastic opportunity for home owners and investors alike priced to please this could be your first step to owning your own home currently suited to investors but potentially singles couples and even larger families

Built : 1988  
Carport UMR : 1  
Car Bays : several  
Total : ( approximately ) 850 sqm  
Living : ( approximately ) 165 sqm  
Shire Rates : ( approximately ) \$1700 p.a.  
Water Rates : ( approximately ) \$1000 p.a.  
Strata per quarter : \$0

**T&C'S** : \* End Date Sale - Offers presented 13 | 06 | 2024 \* The sellers reserve the right to accept an offer prior to the End Date Sale process \* Finance offers welcome (A written pre-approval will assist you in the offer process) \* Building & Termite inspections are welcome \* Flexible settlement time frames available \* Subject to sale offers are welcome

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