

3A Sylvia Street, Balcatta, WA, 6021



Townhouse For Sale

Friday, 30 August 2024

3A Sylvia Street, Balcatta, WA, 6021

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse

Convenience Meets Class.

Set Date Sale: Absolutely all offers by 12pm Monday the 9th of September 2024
Contact Jeremy Shirazee for buyer feedback range.

What we love

Welcome to this contemporary townhouse at 3A Sylvia Street, perfectly designed for young couples or a growing family seeking a blend of modern living and practicality. Step inside and be greeted by stylish timber look floorboards that lead you through an open and inviting layout.

On the ground floor, the spacious living room creates a cozy atmosphere, while the kitchen, featuring a sleek 6-burner gas cooktop and 90cm oven with stainless steel finish, stands ready for your creative cooking adventures. The dining area flows seamlessly to a private, courtyard—ideal for outdoor entertaining and those summer BBQ weekends.

The double car garage features a large internal storage area with shoppers' entrance where you will find stairwell storage (Harry Potters Room), offering extra space to tuck things away. To the left of the garage, the laundry and separate water closet offer added functionality and ease.

Venture upstairs to discover three well-appointed bedrooms. Bedroom 3 is a compact yet comfortable space, perfect for a nursery or guest room. Just beyond, the main bathroom serves the upper level with practicality and style. The second living area offers a flexible space and leads to the master suite. The master bedroom boasts a walk-in robe, private ensuite, balcony accessible via French doors and vacuum double-glazing glass offering a quite retreat. Bedroom 2 features a built-in robe and completes the upper floor's accommodation.

Additional highlights include customisable LED downlighting (cool white, warm white and daylight) a ducted reverse cycle system for year-round comfort, a security screen on the front door for added peace of mind whilst allowing fresh air to flow through, and easy access to nearby schools, shops, and transport options.

Experience modern living with a touch of elegance at 3A Sylvia Street—where convenience meets contemporary style.

What to know:

- Modern street front townhouse
- Double lock up garage with storage area & shoppers' entrance
- Front security door
- Easy care timber-look flooring & customisable LED lighting
- Open plan downstairs living
- Kitchen with plenty of storage, stainless-steel appliances and breakfast bar
- Separate laundry and powder room downstairs
- Stairwell storage
- Winding staircase to first floor
- Versatile first floor landing doubles as second living area
- Master Bedroom with walk-in robe, balcony, private ensuite and vacuum double glazed windows and doors
- Bedrooms 2 & 3 with built in robes
- Sizeable main bathroom
- Ducted reverse cycle air-conditioning

- 1 Large front courtyard for summer BBQs
- 2 Central location, close to shops, parks, transport and the CBD
- 1.2km to Northlands Shopping Centre
- 160m to Balcatta Primary School
- 2.2km to Amelia Heights shopping centre
- 3km to Balcatta Senior High School
- 1.6km to Rosalea Shopping Centre
- 3.8km to Bunnings Balcatta
- 650m to Harrison Street Café strip
- 6.1km to Karrinyup shopping centre

- 8.9km to Trigg Beach

- 9.7km to Perth CBD
- 26.9km to Perth Airport

Who to talk to

To learn more contact Jeremy Shirazee on 0422 433 225 or email jshirazee@realmark.com.au.