

**3/5 Sylvia Street, Balcatta, WA, 6021**

**Unit For Sale**

Wednesday, 14 August 2024

3/5 Sylvia Street, Balcatta, WA, 6021

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



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## TIDY UNIT IN COMPLEX OF 3

Welcome to 3/5 Sylvia Street Balcatta! This charming 2-bedroom, 1-bathroom unit is the perfect opportunity for first home buyers, downsizers, or investors.

Situated on a spacious 243 sqm block, this well-maintained unit features a light-filled living/dining area with split system air-conditioner, and a modern kitchen with ample storage space and gas oven and cooktop. The master bedroom with spacious walk in robe and second bedroom with built in robe are positioned aside a generous sized bathroom. The separate laundry has access to the rear courtyard.

The property has been freshly painted with new carpets throughout.

The property also includes a carport with space for 2 vehicles.

The private courtyard with low maintenance gardens and patio area provides a secure and private area to relax and enjoy the sunshine. The property has security screens throughout.

Built in 1995, this unit offers a low-maintenance lifestyle in a convenient location. With easy access to public transport, schools, parks, and shopping centres, this property is sure to impress.

Council Rates - \$1,626.41 (2024-25)

Water Rates - \$1,127.64 (2023-2024)

No strata fees

Don't miss out on this fantastic opportunity!

Details provided for this property are for information only and should not be taken as a representation in any respect on the part of the vendor, landlord, or their agent. Prospective clients should make their own enquiries regarding the property or fixtures before entering into any Contract, or Lease Agreement. All plans and measurements are approximate and not to scale.