

9 Balcatta Road, Balcatta, WA, 6021

MOUVE

Villa For Sale

Wednesday, 14 August 2024

9 Balcatta Road, Balcatta, WA, 6021

Bedrooms: 3

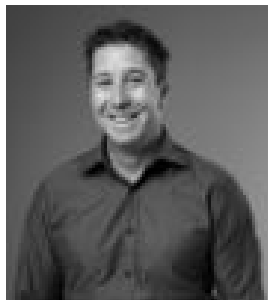
Bathrooms: 2

Parkings: 2

Type: Villa



Cameron Cherubino
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Troy Smith
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Brand New Villas - Walk to Roselea Shops and more

Whether you're purchasing your family home, downsizing or a set & forget investment, immerse yourself in a new standard of indulgence and easy care living with these exquisite villas that are packed with quality features throughout and include well considered, larger than normal floor plans to accommodate.

Set within the new and upcoming Mosaic Estate, and bordering one of Stirling's most prestigious estates, Rosalea, not only are you spoilt with luxuries at home, you will also have the privilege of enjoying the benefit and convenience of a locality that's within walking distance from the new Rosalea Shopping Centre, medical centre, day care, pharmacy, cafes, take away restaurants, Waldecks Garden Centre and more. Macedonia Park, Rosalea Reserve, Merv Park Lake, Osborne Park Hospital, Lake Gwelup and Karrinyup Shopping Centre all within close proximity. In addition, public transport is conveniently located on Karrinyup Rd.

Crafted by the experienced and well regarded Nu-Style Living team, be impressed by the high attention to detail, outstanding use of space and a location to envy.

So what's inside...

- Three spacious bedrooms
- Theatre / second living area
- Luxury bathrooms with full height tiling
- Chef's kitchen inclusive of Caesarstone bench top with feature timber waterfall edges
- Quality 900mm stainless steel oven and hotplates, dishwasher, microwave recess and double stainless steel sink with quality chrome mixer tap.
- Security alarm system
- Secure double lock-up garage
- Daikin ducted and zoned reverse cycle air-conditioning throughout.

So what's outside...

- Large undercover alfresco and courtyard
- Concrete brick paving to driveway, portico.
- Double clay brick construction
- Landscaped and reticulated gardens with artificial grass to courtyards

What you may not notice...

- High 32 course ceilings to living areas including family, dining, bedrooms and entry
- Porcelain tiling to living, kitchen, dining and passage areas.
- Fridge tap for water/ice fridges
- Quality carpet with high grade underlay to all bedrooms.
- Quality light fittings and recessed LED down lights
- Laminate cupboards with ABS edging
- Roller blind window blinds.
- NBN Ready: Connection fees may apply

Peace of mind...

- Structural guarantee
- Termite treatment to A.S.A. specification
- 12 week maintenance period upon settlement

How Big... (approx areas)

9 Porcelain Way

Total Home Area - 214sqm

Total Land Area - 268sqm

9A Porcelain Way

Total Home Area - 222sqm

Total Land Area - 294sqm

Private inspections are available and easy to arrange, contact Cameron Cherubino on 0401 559 913 or Troy Smith on 0414 730 273.