56 Campion Avenue, Balcatta

Champion of Campion Ave!

3 2 2 268m2

Welcome to 56 Campion Avenue in the central, family-friendly suburb of Balcatta. Situated across from Keith Clarke Reserve, this immaculate three-bedroom, two-bathroom family home is welcoming and move-in ready.

The open plan living and dining areas will encourage your family to come together for meals and movie nights. Large double sliding doors allow natural light to fill this space, with easy-care tiled flooring underfoot.

Storage will never be an issue in the neatly presented kitchen, with plenty of overhead cabinetry and long laminate benchtops. A dishwasher and stainless steel appliances including gas cooktop, retractable range hood and oven will make cooking a breeze.

With double mirrored robes and gorgeous wooden floorboards, the minor bedrooms are spacious and neutral, ready for your kids to make their own. The family bathroom features a bathtub, semi-frameless shower, single vanity and a medicine cabinet for extra storage. A separate WC finishes off the children's wing of the home.

The king-sized master suite is a haven for the adults and boasts a triple mirrored wardrobe. A ceiling fan will keep you comfortable in those hot

Price	SOLD
Property Type	Residential
Property ID	25366
Land Area	268 m2

Agent Details

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summer months, and white venetian blinds add to the brightness of the room. Enjoy the sleek semi-frameless shower, plenty of cupboard space and the oversized single vanity in the well-appointed ensuite.

Stepping out into the courtyard, the gabled patio is perfect for all-season entertaining. Surrounded by low-maintenance garden beds and frangipani trees, the paved alfresco will be the ideal setting for many barbeques and birthday parties to come.

Features:

- 3 bed, 2 bathroom family home
- 268 sqm block
- No strata fees
- Low maintenance gardens
- Roller shutters to most windows
- Tiles in living areas, floorboards to bedrooms
- White venetian blinds throughout
- Separate WC in kids' wing
- Lock and leave lifestyle
- Double lock up garage
- Laundry with laminate benchtop and cabinets
- Steel mesh screens to doors
- Ducted evaporative air-conditioning
- Mirrored robes to each bedroom
- Bathtub in family bathroom
- Gabled pergola

Location:

- 250m to St Lawrence Primary School
- 300m to Balcatta Primary School
- 1.7km to Balcatta Senior Highschool
- 2.6km to Servite College & St Kieran Primary School
- 400m to Grindleford Park
- 230m to Collier Milton Barker Playground
- 400m to Wanneroo Rd
- 3.5km to Westfield Innaloo Shopping Centre

This beautifully-presented home will appeal to young families or downsizers seeking an easy-care lock-and-leave. Register your interest today – call Rick Milankov from Xceed Real Estate on 0402 676 050.

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