

Sold



24 Stradbroke Pl, Ballajura



Online Auction ends Wed 30th March at 5pm

This property is for sale by Open Negotiation (online auction with flexible terms for qualified buyers). Contact Liz Stewart on 0422 247 321 immediately to become qualified and avoid disappointment.

Open by appointment only. Masks are required inside.

Surrounded by manicured green spaces and excellent schools, this four-bedroom Collier-built home is set on a substantial 582sqm block.

With plenty of living, storage and outdoor space, this single-level home is ideal for young children, older children, and older adults to share. Every bedroom is separated by a bathroom or laundry for privacy, and the supersized master suite includes an ensuite, built-in wardrobe, and a parents' retreat. Communal areas feature durable engineered blackbutt flooring and soft neutral colours. The kitchen is a standout, with long benches, gas hobs, a self-cleaning oven and space for a double-door fridge and dishwasher. There is also a lounge to the front of the house and an 18sqm games room to the rear with internal door and access to the alfresco.

Outside, there are manicured lawns and flourishing garden beds which have access to bore water. The separate undercover patio to the rear offers an

4 2 3

**Price** SOLD  
**Property Type** Residential  
**Property ID** 27774

#### Agent Details

Taneale Field - 08 9207 2088

#### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

ideal spot for shade-loving plants, a pet run and/or hot tub. There's also side gates to the back of the property as an additional access point or for weekend vehicles. Day-to-day transport can be maintained in the three-car garage, and the additional storage space beside it is ideal for managing clutter or morphing into a workshop/office/studio.

Nestled between play equipment at Stradbroke Park, basketball courts at Allington Park and the South Ballajura Community Centre, there's plenty to do in the area. From here, it's also a quick walk to a choice of early learning centres and local shops. Cycle to schools, the local pool and the library, or get a car onto Hepburn Ave, Tonkin Hwy or Alexander Drive in less than five minutes.

With plantation shutters, beautiful light fixtures, solar panels, aircon and so much more, this home will be one to cherish for a long time to come. See what's in store - call Liz Stewart on 0422 247 321.

N.B. There is a fish pond at the property which will be removed.

#### Property Features:

- 4x2x3 plus storage
- 155sqm floorplan on 582sqm block
- Master bedroom with parents' retreat
- Rooms arranged for privacy
- Engineered blackbutt floorboards
- Lounge with split system aircon
- Spacious kitchen with self-cleaning oven
- Games room with internal door
- 3.5kw solar panels
- 3-car garage
- Double gates for side access

#### Location Highlights:

- 140m to Stradbroke Park
- 170m to Allington Park
- 650m to Ballajura Central Shopping Centre
- 2km to Ballajura Indoor Sports Centre
- 2.1km to Swan Active Ballajura

- 350m to Petals Early Learning Centre
- 400m to Goodstart Early Learning Ballajura
- 600m to Mary McKillop Catholic Community Primary School
- 1.6km to South Ballajura Primary School
- 2km to Ballajura Community College
- 1.7km to Hepburn Ave
- 16km to Perth

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*