

5 Sue Ellen Place, Balcatta







Under Offer in 5 days, Above Advertised Price - Room to Move in Central Balcatta

Under Offer in 5 days, Above Advertised Price - Welcome to Sue Ellen Place, Balcatta. This is a generous-sized home blessed with serious room to move in a fabulous, central location. Featuring three bedrooms, two bathrooms, and two living areas, this is a home that would suit a growing family looking to reside in a great area, close to plenty of local amenities, and just 10km to Perth CBD.

Fully secure, the front of the home features a spacious paved patio, a fantastic feature that sets it apart from the average residence. This would serve the kids well, easily big enough for a trampoline and swing set with secure fencing all around, or equally, it would look incredible filled with plants and outdoor furniture. Alternatively, put down some lawn or create your own dream landscaping from a blank canvas. The expansive, undercover front veranda overlooks this area and is easily large enough to accommodate outdoor dining furniture, should you like to perch and watch the world go by.

Step inside the home and be impressed with just how much room there is to enjoy. Enter a large living room with an adjoining dining room and you are into the huge kitchen, boasting an abundance of cupboards, pantry space and modern appliances. Down the hall features the three bedrooms, the main replete with built-in robes and an ensuite with a jet bath, while a second living area at the rear of the home means there is plenty of room for all to relax or entertain in. This could be utilised as a generous playroom for the kids, or

3 2 2

Price	SOLD for $552,000
Property Type	Residential
Property ID	29501

Agent Details

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Office Details

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another living/games room large enough to accommodate a pool table. Alternatively, it would make for a comfortable and separate studio or office - plenty of opportunities to suit your family's needs.

While the 1960s home is older in style, with some features reminiscent of the era, you are working with a fantastic blue-print of generous-sized rooms, outdoor space and a location hard to beat. Walk to parks, shops and local schools with Osborne Park and Innaloo's major shopping and dining precincts right on your doorstep. For expressions of interest, please contact Rick Milanov, Xceed on 0402 676 050 or rick@xceedre.com.au

Features include:
Three bedrooms, main featuring built-in robes
Low-maintenance 365sqm block
Two bathrooms, ensuite with spa bath
Combination of Jarrah floorboards and carpet
Two large living areas
Dining room with an antique storage cabinet
Large timber and granite kitchen with ample storage
Separate laundry
New ducted reverse cycle air conditioning
Ceiling fans
Paved enclosed private courtyard to the front
Undercover front porch
Double carport
Laminated glass and security screens on windows
High-quality alarm system
Lockable storage room at the rear of property

Location (approx. distances):
Macedonia Park 1km
Woolworths Balcatta 1.1m
Balcatta Primary School 1.7km
Grindleford Reserve Playground 1.9km
Amelia Heights Shopping Centre 3.7km
Stirling Train Station 4.1km
Westfield Innaloo 4.1km
Herdsman Lake 4.8km
Karrinyup Shopping Centre 5.3km
Balcatta Senior High School 5.6km

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