

5B Sue Ellen Place, Balcatta







Convenience and modern living

Only a stroll away from the Main Street café strip, this three-bedroom, two-bathroom home offers modern living in central Balcatta. Set on a 295sqm block, with 117sqm of internal living space, this property offers peace and convenience.

A modern kitchen with stone top sits at the heart of the home in the spacious open-plan living and dining room that leads to a paved patio in a private courtyard. Other highlights include an ensuite in the primary bedroom, ducted air-conditioning, floor-to-ceiling tiles in both bathrooms and a double lock-up garage with additional parking. Featuring neutral décor, this is move-in ready home and presents a low-maintenance lifestyle.

Located at the rear of a small group of three units, this private property is ideal for a lock-and-leave lifestyle, first-home buyers and downsizers. Small families have several nearby options at Balcatta Primary School, St Lawrence Primary School and Balcatta Senior High School.

It's also a lucrative option for investors in Balcatta's ready-made rental market with convenient transport links to the Mitchell Freeway, Wanneroo Road and Karrinyup Road. Bus routes are within walking distance, and it's only a short drive to the Stirling Train Station.

Falling under the vibrant City of Stirling, from this central location, you have a range of shopping, entertainment and dining options on Main Street and at

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Price	SOLD
Property Type	Residential
Property ID	31658

Agent Details

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Office Details

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Roselea Shopping Centre, Westfield Innaloo, IKEA, Innaloo Cinema Centre and Karrinyup Shopping Centre. Robinson Reserve offers a range of sporting facilities, and the Western Australian Golf Club is moments away.

This neatly presented home has wide appeal, so please don't hesitate to contact Rick Milankov at 0402 676 050 or rick@xceedre.com.au to arrange a viewing today.

Property features:

• Three-bedroom, two-bathroom unit
• Spacious open-plan living and dining leading to alfresco dining
• Kitchen with stone top, stainless steel appliances (dishwasher, oven and stove), dual sinks and loads of storage and bench space, and a breakfast bar
• Primary bedroom includes an ensuite
• Family bathroom with a bathtub, floor-to-ceiling tiles in both bathrooms
• Separate laundry with external access
• Ducted air-conditioning
• Neatly presented with neutral décor
• Security screens and alarm system
• Paved patio with a timber-lined ceiling in a low-maintenance and secure courtyard
• Double lock-up garage with additional parking
• Move-in ready
• Low-maintenance living
• Investment potential
• Rear unit in a complex of 3 units
• 295sqm block, with 117sqm internal living space

Location highlights:

• 700m to Roselea Shopping Centre
• 800m to the Main Street café strip
• 1.1km to Robinson Reserve
• 1.4km to Balcatta Primary School
• 1.5km to St Lawrence Primary School
• 3km to Stirling Train Station
• 3.2km to The Western Australian Golf Club
• 3.7km to Balcatta Senior High School
• 3.9km to IKEA
• 4.1km to Westfield Innaloo
• 5.2km to Innaloo Cinema Centre
• 5.4km to Karrinyup Shopping Centre

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