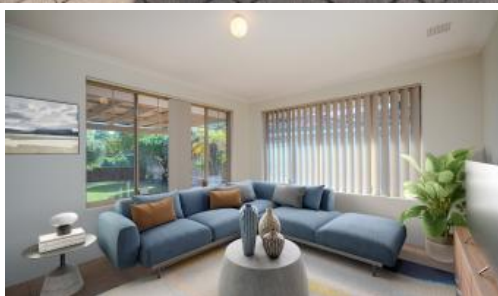


Sold

1/316 Main Street, Balcatta



## Effortless Living in a Prime Balcatta Location

Located in the heart of Balcatta, this beautifully maintained federation-style standalone villa offers the perfect blend of character, comfort, and convenience. With high ceilings, open-plan living, and a spacious backyard, this home is ideal for families, downsizers, or investors looking for a move-in-ready property.

### Features;

- Three spacious bedrooms with built-in robes
- Neat and well-maintained bathroom with two toilets (one separate)
- Open-plan living and dining with split-system air conditioning and a gas bayonet
- High ceilings enhancing the sense of space and charm
- Tiled flooring throughout the open-plan living areas for easy maintenance
- Well-equipped kitchen with ample storage
- Lush rear garden area with a good-sized patio/alfresco space – perfect for entertaining
- Secure and comfortable living with an alarm system and security doors
- Built-in storage for added convenience
- Parking for two cars – carport for one vehicle plus an extra parking bay adjacent

Situated at 1/316 Main Street, Balcatta, this home offers incredible convenience with easy access to shopping, schools, and the beach. You'll

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**Price** SOLD for \$667,000

**Property Type** Residential

**Property ID** 31680

### Agent Details

Tom Vlahos - 0408 427 514

### Office Details

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

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love being:

- \* Just minutes from Harrison Street shops, main Street café strip and Karrinyup Shopping Centre
- \* A 10-minute drive to the beach for a relaxing coastal lifestyle
- \* Close to Balcatta Primary School (1.3km), Balcatta Senior High School (2.2km), St Lawrence Primary School (1.8km), and Servite College (4.5km)

With its prime location, immaculate presentation, and charming federation-style appeal, this home is an opportunity not to be missed! Contact Tom Vlahos 0408 427 514 for more information or to arrange an inspection.

*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.*