

Sold



2, 26 Jedda Road, Balcatta



## Lifestyle, Location & Low-Maintenance Living – The Complete Package

Perfectly positioned in a highly convenient pocket of Balcatta, this well-presented villa places you just minutes away from Dog Swamp Reserve, Flinders Square Shopping Centre, public transport, and major arterial roads including Wanneroo Road, Karrinyup Road, Morley Drive and Reid Highway with Perth CBD only approximately 15 minutes away.

If you've been searching for a low-maintenance home with standout outdoor space, this one is sure to impress. Nestled in a well-maintained group of just six, the property offers comfort, privacy, and a rare oversized courtyard perfect for entertaining.

Step inside to a welcoming separate lounge, complete with a split system air conditioner for year-round comfort. The tiled dining area flows seamlessly outdoors via sliding doors, connecting you to a huge covered alfresco — ideal for hosting family and friends in any season.

The kitchen enjoys a lovely leafy outlook and is well-equipped with a gas cooktop, electric oven, pantry, and ample storage.

Accommodation includes a generously sized main bedroom with built-in robes and ceiling fan, plus two additional well-proportioned bedrooms, both fitted with fans.

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**Price** SOLD for \$805,000  
**Property Type** Residential  
**Property ID** 32966  
**Land Area** 222 m<sup>2</sup>  
**Floor Area** 93 m<sup>2</sup>

### Agent Details

Joe Da Mata - 0406 237 964

### Office Details

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The bathroom features a practical shower/bath combination and vanity, catering perfectly to families or tenants alike.

Adding even more value, the home is equipped with 15 solar panels (6.6kW system) — helping to keep energy costs down.

#### Features You'll Love:

- Separate lounge with split system air conditioning
- Light-filled dining area with outdoor access
- Well-appointed kitchen with gas cooking and pantry
- Large master bedroom with built-in robes
- Two additional bedrooms with ceiling fans
- Bathroom with shower and bath
- Expansive covered alfresco for year-round entertaining
- 15 solar panels (6.6kW system)
- Storeroom
- Parking conveniently located at your door
- Security screens throughout

#### Location Highlights:

- Conveniently located just a short drive from Dog Swamp Reserve and Flinders Square Shopping Centre
- Easy access to Wanneroo Road, Karrinyup Road, Morley Drive & Reid Highway
- Public transport options nearby
- Approx. 15 minutes to Perth CBD
- Nearby schools include Balcatta Primary, Nollamara Primary, West Coast Steiner, St Lawrence Primary & Our Lady of Lourdes

Perfect for first home buyers, downsizers, or investors, this is an opportunity to secure a well-located villa with exceptional outdoor space.

Contact Joe Da Mata on 0406 237 964 or email [joe@xceedre.com.au](mailto:joe@xceedre.com.au) today to arrange your private viewing.

Council rates: \$1607,49 P/A

Water Rates: \$1,095.78 P/A

Strata Levies: \$560 P/Q

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