

# 11 Greenoaks Gardens, Ballajura, WA, 6066



## House For Sale

Wednesday, 6 November 2024

11 Greenoaks Gardens, Ballajura, WA, 6066

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## Charming 4-Bedroom Home with Solar Savings!

Presenting an exceptional opportunity to own this beautifully designed 4-bedroom, 2-bathroom residence with a tranquil patio area off of the master retreat, ideal for families seeking a harmonious blend of comfort and style. Upon entering, you are greeted by a spacious living area that flows seamlessly, providing an inviting space for relaxation and entertainment.

At the heart of this home lies a thoughtfully renovated kitchen, featuring gas stove tops and easy access to the inviting backyard. This connection allows for effortless outdoor entertaining, making summer BBQs and family gatherings on the expansive undercover patio a delight-an ideal setting for creating lasting memories.

Beautiful laminated wooden floorboards throughout not only enhance the aesthetic appeal but also ensure low maintenance for busy families. The well-maintained outdoor space includes a versatile standalone shed, perfect for a workshop or additional storage. For those mindful of their environmental impact, solar panels enhance energy efficiency, helping to lower monthly utility costs.

Additional features include a bore system for efficient watering of the garden, an evaporative air conditioning system for year-round comfort, and a comprehensive security system for peace of mind.

Situated at the end of a cul-de-sac in a prime location, you'll enjoy convenient access to reputable schools, one of the larger local parks, and shopping amenities, ensuring everything you need is right at your fingertips.

### Highlights:

- **Spacious Bedrooms:** Four generously sized bedrooms, perfect for family or guests.
- **Renovated Kitchen:** A modern culinary haven with gas stove tops, flowing effortlessly to the backyard for outdoor entertaining.
- **Welcoming Living Area:** An inviting entrance that sets the tone for relaxation and gatherings.
- **Evaporative Aircon:** Making it perfect for those summer days.
- **Low-Maintenance Elegance:** Beautiful wooden floorboards throughout, combining style with practicality.
- **Entertainer's Paradise:** Expansive undercover patio, ideal for BBQs and evenings under the stars.
- **Versatile Shed:** Standalone Garden shed that can serve as a workshop-great for DIY enthusiasts!
- **Eco-Friendly Living:** Equipped with solar panels & bore water to reduce energy costs and minimize your carbon footprint.
- **Experience peace of mind** with a state-of-the-art security system designed to keep you and your loved ones safe.
- **Prime Location:** Nestled in a welcoming neighborhood with easy access to schools, parks, and shopping.

### About the property:

- Dwelling approved in 1984
- Garage approved in 1995
- Council Rates \$2,200 approx.
- Water Rates \$1,144.36 approx.

This property is more than just a house; it's a place where you can build your future. Don't miss this incredible opportunity!