

17 Panorama Gardens, Ballajura, WA, 6066



House For Sale

Tuesday, 26 November 2024

17 Panorama Gardens, Ballajura, WA, 6066

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



Mark Passmore
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NESTLED AMOUNGST LUSH GARDENS

Situated on top of a tranquil cul-de-sac location amongst quality homes is this well-proportioned family home with a versatile layout and generous open planned living on a big 772sqm bore reticulated block with plenty of room for your growing family. Privately hidden in verdant lush greenery, this solid brick and tiled roofed 4 bedroom plus study, 2-bathroom home is simply bursting with potential and possibilities. Make it your own sanctuary for the whole family to enjoy, or add it to your investment portfolio, or explore the potential subdivision possibilities courtesy of its R17.5/40 zoning - the choice is yours! Either way, with local parkland, restaurants, schools, shops, public transport and major arterial routes all within easy reach, this is a superb opportunity not to be missed!

THE FEATURES YOU WILL LOVE

Peaceful cul-de-sac position amongst respectful, house-proud neighbours
Separate formal lounge and dining upfront with sliding doors leading onto the rear patio
Centralised cooks' kitchen with views out over the backyard, allowing you to supervise the kids play then call them when dinners ready
Bright and airy family and meals area with a slow combustion wood heater the focal point and sliding doors onto the rear patio ensuring seamless indoor/outdoor access
Secluded master suite privately tucked away upfront, with its own atrium courtyard, walk-in robe and attached ensuite
Versatile study/5th bedroom/creche situated next to the master suite providing plenty of configuration options
Bedrooms 2, 3 & 4 in their own separate wing, all with double door built-in robes
Practical family bathroom with shower and separate bathtub
Well equipped laundry with stainless steel trough, built-in cupboards, direct backyard access and attached W/C
Wrap around rear patio overlooking the lush lawned backyard
Double auto lock up garage with side shoppers entrance
Gas bayonet point in the family room
Ducted air-conditioning throughout
*new timber look vinyl planking floors
*freshly repainted
Alarm
Established mature gardens providing both privacy and serenity
Garden shed for all your tools
Plenty of scope to renovate and add your own personal touch
* bore reticulated gardens

THE LIFESTYLE YOU WILL LIVE

200m to local parkland - Kings Park
750m to Illawara Primary School (in catchment)
1.3km to The Alexander Bar & Bistro
1.6km to #361 City bound bus stop (Alexander Drive after Marangaroo Drive)
2.0km to Kingfisher Oval & Community Centre
2.1km to Villa Da Vinci Italian Restaurant
2.3km to Ballajura Community College (in catchment)
3.5km to Malaga Markets
4.6km to Alexander Heights Shopping Centre
8.8km to Whiteman Park
15.3km to Perth CBD
15.9km to Hillarys Boat Harbour
*distances above are approximate only.

AUCTION ONSITE - SUNDAY 15TH DECEMBER 2024 AT 11:00AM (UNLESS SOLD PRIOR).

PLEASE NOTE:

- (1) THE PROPERTY IS TO BE SOLD ON AN "AS IS - WHERE IS" BASIS WITH NO SELLER REPRESENTATIONS OR WARRANTIES;
- (2) ALL AREAS, DIMENSIONS & LOT BOUNDARIES ARE APPROPRIATE ONLY AND SUBJECT TO SURVEY;
- (3) ALL DEVELOPMENT IS SUBJECT TO COUNCIL & WAPC APPROVAL.

For further details, please TEXT Mark & Debra Passmore on 0411 870 888 / 0411 888 138 or EMAIL mark@passmore.com.au

*** Passmore Real Estate wishes to advise that whilst every care is taken in the preparation of these details, they MUST be verified if relied upon, before entering into a Contract of Sale ***