

35a Champion Avenue, Balcatta, WA 6021



House For Sale

Friday, 26 April 2024

35a Champion Avenue, Balcatta, WA 6021

Bedrooms: 5

Bathrooms: 3

Parkings: 1

Area: 463 m2

Type: House



Kyle Todd

0893441322

EXPRESSIONS OF INTEREST

Nestled on a FAMILY SIZED block of 463m², this superbly appointed double storey residence offers an abundance of space with 5 LARGE BEDROOMS, 3 BATHROOMS as well as 3 LIVING ZONES and has been tastefully renovated from head to toe. Jam packed full of extras - this is one that is not to be missed! At the hub of the home the stunning kitchen is sure to impress the most discerning of buyers and boasts plenty of storage and preparation space with a large island bench with breakfast bar, Butler's pantry as well as a spacious corner pantry for even more storage. Complete with engineered stone benchtops, overhead cabinetry and quality appliances including a 900mm freestanding cooker and rangehood. The large open plan living and dining domain connects to both the front living room as well as overlooking another large games/multi-purpose room that is perfectly in view with glazed double doors, allowing you to watch the kids whilst you are cooking up a storm. With 3 large bedrooms on ground level and an additional living zone and another 2 bedrooms, (including the MASSIVE master suite) plus on the second level - THERE IS SURE TO BE PLENTY OF SPACE FOR EVERYONE! Stepping outside, the rear yard provides you with a multitude of zones for entertaining with family and friends. With a grassed area for kids and pets to run and play, alfresco entertaining overlooking the pool, a fire pit with built-in seating, outdoor shower as well as a gazebo area for those who prefer to relax by the pool - you will be spoilt for choice. All this in a super convenient location that's less than 10kms to both the Perth CBD and our pristine beaches, with close proximity to various Shopping Centres, Balcatta Primary School only a stone's throw away as well as easy access to public transport and the main arteries of Morley Drive, Wanneroo Road and the Freeway that is sure to make your daily commute a breeze. This home really does need to be viewed to appreciate the sheer size and space that is on offer so MAKE SURE YOU PUT THIS ONE TO THE TOP OF YOUR VIEWING LIST FOR THIS WEEKEND! FEATURES: • 5 BEDROOMS • 3 BATHROOMS • 3 SEPERATE LIVING AREAS • Fully ducted and zoned reverse cycle Fujitsu air conditioning system installed throughout the entire home for all year round comfort (14kw with 8 zones) • 6.6kw solar panel system with 5kw inverter • App controlled security camera set up • Drop zone upon entry with built-in bench seating and shoe storage • Renovated kitchen boasting plenty of storage and preparation space with a large island bench, Butler's pantry as well as a large corner pantry for even more storage. Complete with engineered stone benchtops, overhead cabinetry and quality appliances including a 900mm freestanding cooker and rangehood. • The dining area has plenty of room to accommodate the whole family as well as guests and is surrounded by built-in cabinetry for additional storage • HUGE Master suite boasting wall to wall built-in sliding door robes, LED downlights and a luxurious resort style ensuite with separate WC, a large hobless shower, 4 drawer double vanity with stone bench top and mirrored shaving cabinets for extra storage • All 4 secondary bedrooms are a generously sized and have built-in wardrobes as well as ceiling fans to the downstairs bedrooms. • Downstairs family bathroom with wall-to-wall vanity and large hobless walk-in shower with frameless shower screen • Functional laundry with built-in cabinetry including overhead cabinets • The laundry also connects to a 3rd bathroom that is complete with a shower, vanity and toilet - allowing perfect access for washing off after swimming in the pool • Storage area under the stairs • Secure parking with single lock up garage and additional parking behind the automated remote controlled sliding gate • Low maintenance and fully fenced front garden with bore reticulation • Large rear yard rear with a multitude of zones for entertaining with family and friends. With a grassed area for kids and pets to run and play, alfresco entertaining overlooking the pool, a fire pit with built-in seating, outdoor shower as well as a gazebo area for those who prefer to relax by the pool • For those with a green thumb, the raised garden beds at the rear of the property could be a great opportunity for you to start your own veggie garden. There is also an almond tree out the back and lemon trees in the front garden. Contact KYLE TODD on 0402919076 for further information or to arrange a viewing time before this one disappears!