

45 Beryl St, Balcatta, WA, 6021



House For Sale

Sunday, 3 November 2024

45 Beryl St, Balcatta, WA, 6021

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

Spacious Family Living on 766sqm

ALL OFFERS PRESENTED TUESDAY 12/11*

Welcome to 45 Beryl Street, Balcatta - a spacious family home nestled on a generous 766m² block, offering a blend of comfort, convenience, and charm. Positioned just 10km from Perth CBD and a short drive to Trigg Beach, this property enjoys a prime location with easy access to the Mitchell Freeway and public transport, ensuring seamless commuting.

The home's rendered façade presents a modern aesthetic, complemented by a gated front yard that offers privacy and low-maintenance greenery. The double garage provides secure parking and adds to the street appeal of this residence.

Inside, the home exudes warmth and character, with rich jarrah timber flooring flowing throughout. The bedroom wing includes three spacious bedrooms, and the master includes built-in robes. The family bathroom has been updated, featuring a separate shower, bath, vanity, and WC. A fully equipped laundry adds further convenience with direct outdoor access.

The heart of the home is the open-plan living area, designed for family gatherings and effortless entertaining. The modern kitchen boasts a 900mm freestanding stainless steel oven, gas cooktop, rangehood, dishwasher, ample cabinetry, and bench space.

Outdoors, the expansive undercover alfresco area invites year-round entertaining, while the large, grassed area provides a versatile space for kids' activities or the potential for a pool.

A perfect blend of lifestyle and location, 45 Beryl Street offers everything your family needs for modern living in a vibrant community.

Special features:

- ☑ Large 766m² block
- ☑ Zoned R20
- ☑ 4 x split system a/c units
- ☑ Double secure garage
- ☑ Large garden shed
- ☑ LED lighting throughout
- ☑ Jarrah timber flooring

Location features:

- ☑ 300m to Grindleford Reserve
- ☑ 1.9km to Roselea Shopping Centre
- ☑ 3.2km to Mitchell Fwy onramp
- ☑ 5.1km to Stirling Train Station
- ☑ 5.7km to Karrinyup Shopping Centre
- ☑ 8.8km to Trigg Beach
- ☑ 10.3km to Perth CBD
- ☑ Close proximity to Balcatta Primary School, Balcatta High School and St Lawrence Primary School

*Seller reserves the right to accept an offer prior to the set date.