

**463 Main Street, Balcatta, WA, 6021**

**House For Sale**

Saturday, 16 November 2024



463 Main Street, Balcatta, WA, 6021

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



David Brewer  
0894484111



Tim Tolley  
0894484111

## A Masterful Mix of Character & Charm

Conveniently located near Northlands shopping centre, and walking distance to loads of amenities, the immaculately presented, modernised classic is sure to impress.

Highlighted by a functional floor plan, feature ceilings, stunning timber floors and an awesome rear yard space, you must see to appreciate. R40 zoning also gives scope for future development. Boasting a long list of features including:

- 3 good sized bedrooms - main bedroom offers built in robes and a split system air-conditioner
- 1 bathroom with both a bath and shower
- Spacious living area
- Casual dining with split system air-conditioner
- Refurbished kitchen with plenty of cabinetry, gas stove and dishwasher
- Large laundry with separate wc
- Sunroom off rear large porch
- Lovely elevated rear pitched gazebo for your outdoor pleasure
- Magic reticulated lawns, gardens and veggie patch
- Rendered and painted external finish
- Timbered flooring and some new lighting
- Quality window treatments
- Huge double under croft garage with storeroom (wine cellar)
- Potential side access for storage
- Block size 706 sqm - R40 zoning
- Walking distance to St Lawrence Primary School, Takari Primary School and Balcatta SHS.