

**58 Clipper Drive, Ballajura, WA, 6066**



**House For Sale**

Monday, 28 October 2024

58 Clipper Drive, Ballajura, WA, 6066

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Home Sweet Home

Don't miss out on this beautifully presented, spacious 3 Bedroom, 1 Bathroom family home situated in the sort after Lakes Estate in Ballajura. This home has so much to offer with two living areas, a separate dining area, modern kitchen, spacious laundry, beautifully maintained outdoor area with a tranquil water feature. The outdoor has a beautiful room at the top of the stairs which may be utilised as a gym/bar/sunroom/children's playroom or anything you would like it to be! Enjoy entertaining on your built-in BBQ on those gorgeous sunny Perth days! You need to see this to believe it! It has so many beautiful features you will absolutely love it! In addition, it has solar panels to help you with those nightmare electricity bills and roller shutters in all rooms to the front of the house to keep you warm in the winter and cool in the summer.

### Features:

- 723sqm Block
- 3 Bedrooms
- 1 Bathroom
- 2 Living Areas
- Modern Kitchen
- Water Feature Outdoors
- External Additional Room
- 20 x Solar Panels
- Roller Shutters
- Split System Air Con in every room except 3rd Bedroom/Study

### Local Surroundings:

- Only a short stroll to Ballajura shopping complex which is home to IGA, Chemist Warehouse, Pub/Restaurant. The Bottle-O, News Agency and Illawarra Medical Centre
- Nearby to Ballajura Primary and Ballajura Community College
- Walking distance to Swan Active Ballajura and the Ballajura Public Library
- Easy access to transport facilities and good access to Tokin Hwy, Alexander Drive and Hepburn Avenue

Water Rates: approx \$1,065 pa

Council Rates: approx \$2050 pa