

**9B Venus Street, Bateman, WA, 6150**



**Sold House**

Sunday, 10 November 2024

9B Venus Street, Bateman, WA, 6150

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## **Convenience, Comfort, and Limitless Potential.**

Situated on a quiet cul-de-sac in the sought-after suburb of Bateman, this quaint two bedroom, one bathroom home offers a cosy space in a convenient location, making it an excellent choice for young families, investors or downsizers.

At the heart of the home lies its light-filled open-plan lounge, dining, and kitchen area, creating a welcoming space for relaxation and socialising. Modern cupboards adorn the kitchen, ensuring ample storage for keeping the house tidy and organised, while adding a contemporary touch to the interior. A separate toilet and bathroom service residents and guests, adding to the convenience.

Step outside to find a paved undercover lounge area, ideal for unwinding in the fresh autumn air or watching the children play. A sandpit and lawn offer children ample space for outdoor fun, enhancing the property's potential for family enjoyment. Additionally, a colorbond garden shed provides practical storage solutions for outdoor equipment and tools.

Convenience is paramount for this property, ideally situated within walking distance to Bull Creek train station, it also offers easy access to the freeway and Leach Highway. Nature enthusiasts will delight in the proximity to Bill Ellson Park (complete with playground) and Noalimba Park, as well as the nearby Piney Lakes Reserve. Close to Garden City shopping centre, residents will have a plethora of retail and dining options right at their fingertips.

Situated in the sought-after Rossmoyne Senior High School and Bateman Primary School catchment zones, this welcoming residence combines convenience, comfort, and immense potential, making it an enticing opportunity.

All offers presented.

For further information, or to arrange an inspection, contact Charlie Clarke on 0406 626 527 or Chadd Boucher on 0433 043 437.