

4/276 Albert Street, Balcatta, WA, 6021



Sold Unit

Wednesday, 6 November 2024

4/276 Albert Street, Balcatta, WA, 6021

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit

A GEM ON ALBERT STREET!!

Justin Merendino has the pleasure to welcome you all to this charming strata complex 3 bedroom, 2 bathroom villa located at 4/276 Albert Street in the spectacular multicultural suburb of Balcatta. This property built in 2016 offers a comfortable and convenient lifestyle with its spacious living areas, modern open style kitchen, and great sized double garage.

The villa is perfect for first home buyers, downsizers, or investors looking for a low-maintenance property with a land size of 202sqm. The bedrooms are well-sized and the master bedroom features an lovely ensuite for added convenience. The open-plan 109sqm living and dining area is perfect for entertaining guests or relaxing with family, intimate sized outdoor entertainment to soak up that summer living.

Located in a quiet and friendly neighbourhood, this property is close to schools, parks, shops, and public transport like Stirling station in close vicinity. It truly is a fantastic opportunity to Just simply move in and secure a property in this popular area.

Amenities to appreciate in vicinity like:

- Roselea shopping centre
- The MAGNIFICENT Karrinyup shopping centre
- Osborne Park hospital.
- Balcatta primary school and Saint Lawrence Primary School In walking distance!!!

Property Features like:

- Blanco oven, stove and range hood.
- Rheem Instant gas hot water system.
- Panasonic split system air-conditioning.
- B & D Electric Garage door
- Alarm system
- Separate outdoor nook with clothes line and council bin storage with access through garage....Very practical and to be appreciated!!!!

PLEASE NOTE: The property is leased as a periodical basis with opportunity to keep the tenants or move in.

- City of Stirling Rates: \$1,912.10 Approx
- Water rates: \$1,354.56 Approx
- Strata Levy: \$188 Total Approx- per quarter

Remember the name Justin Merendino's in the game! Don't miss out on this great opportunity to own a piece of Balcatta as it wont last long!

Contact Justin Merendino today for more information.

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• Disclaimer:

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