

**1/155 Summerlakes Parade, Ballajura, WA 6066**



**Villa For Sale**

Thursday, 4 April 2024

1/155 Summerlakes Parade, Ballajura, WA 6066

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 135 m2**

**Type: Villa**



Steve McMahon

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## High \$500s

Immaculately presented rear 3 bedroom, 2 bathroom villa in a fantastic location. Built in 2013 this modern home is low maintenance having been freshly painted with well sized rooms, reverse cycle air conditioning, valet vacuum, cedarlined alfresco entertaining area and solar panels. Securely located to the rear of existing homes at the end of the driveway this villa is fitted with an alarm system and cameras for additional security. Great location close to shops, restaurants, lakes and nature reserves. DETAILED PROPERTY FEATURES INCLUDE: • 3 bedrooms all with built in robes and ceiling fans • Seperate theatre room • Good sized kitchen with oven and gas cooktop • Open plan laminate flooring family and meals area with air conditioning • Security alarm, camera system • Valet Vacuum system • Well sized paved alfresco with cedar lined roof • Located opposite lake • Villa located at the end of a rear driveway

Property Facts: Block Size: 296 sqm Total floor size: 135sqm Year Built: 2013 Water rates: \$1155 (approx) Strata levies: \$281 per quarter (June 2024 onwards) For more information on this property or to enquire about home open inspection times please contact the agent with the details below. THE MCMAHON TEAM Steve McMahon 0409 912 177 team.mcmahon@raywhite.com

Disclaimer: Although every effort has been taken to ensure the information provided for this property is deemed to be correct and accurate at the time of writing it cannot be guaranteed, reference to a school does not guarantee availability of that particular school, distances are estimated using Google maps. Buyers are advised to make their own enquiries as to the accuracy of this information.