

19/7 SHEARWATER TERRACE, Ballajura, WA 6066



Villa For Sale

Monday, 6 January 2025

19/7 SHEARWATER TERRACE, Ballajura, WA 6066

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 251 m2

Type: Villa



Dave Seah
0892460050

From \$449,000

PLEASE PARK AT THE SHOPPING CENTER DURING HOME OPEN TIME AND WALK OVER AS THERE IS LIMITED PARKING AT COMPLEX

What to loveThe jewel of the complex – this spacious 3 bedroom 2 bathroom villa has been designed exclusively for over-55's living in a wonderful location. As the largest residence in this sought-after community, the home offers an unparalleled blend of comfort, style and practicality. Inside, the beautifully-appointed interior is graced by a delightful open-plan living and dining area, perfect for entertaining family and friends. A warm and inviting atmosphere continues into the connecting kitchen, where double sinks, a storage pantry and microwave and appliance nooks meet a gas cooktop and separate Westinghouse oven. Outdoors and off the main living space sits a lovely paved courtyard, where a covered wraparound patio encourages further year-round entertaining. With low-maintenance living in mind, you'll have more time to enjoy the fantastic nearby conveniences, inclusive of the neighbouring Illawarra Medical and Physiotherapy Centres, Ballajura City Shopping Centre, the sprawling Kingfisher Oval, the Swan Active Ballajura leisure centre, picturesque local lakes, public transport and everything in between. What a spot.

What to knowThe obvious pick of the bedrooms is the larger master suite, complete with a walk-in wardrobe and an intimate ensuite bathroom with a vanity, shower and toilet. One of the spare bedrooms also has a built-in study desk, for good measure. Brilliant in its simplicity is a practical main bathroom with a shower, separate bathtub and skylight. Extras include carpets in all of the bedrooms, built-in robes, easy-care timber-look flooring and a gas bayonet to the main living space, tiled kitchen and wet-area floors, a separate laundry, ducted air-conditioning, split-system air-conditioning in the dining area, skirting boards, a security entry door, low-maintenance gardens, a single lock-up garage with a roller door and additional parking space for visitors. A desirable new lifestyle awaits. Come and experience it all for yourself.

Strata fees- \$406/quarter (approx)**Council rates-** \$1880/year (approx)**Water rates -** \$1000/year (approx)**Who to talk to**To find out more about this property you can contact agent Dave Seah on 0421 495 752 or by email at dseah@realmark.com.au

Main features- 3 bedrooms- 2 bathrooms- Low-maintenance "over-55's" residence- Open-plan living and dining area- Adjacent kitchen- Outdoor patio entertaining- Air-conditioning- Single lock-up garage- Largest villa in the complex