

Sold



7C Paghan Road, Balcatta



## Private Villa Central to all Amenities

Recently re-painted internally, this well-presented villa boasts three bedrooms and two bathrooms and is sure to impress first home buyers and downsizers alike.

Situated in a quiet cul-de-sac, at the rear of a neat triplex group, this lovely home features neutral hues to suit your preferred decor. Beyond the feature entry door and double lock-up garage, you'll find ceramic floor tiling throughout, with carpets to the bedrooms.

The master bedroom suite features a spacious bedroom, walk-in robe and ensuite equipped with a shower, vanity and WC. The two minor bedrooms are double sized with built-in robes and are the perfect size for a home office if required.

The open-plan living and dining space opens out to a sizeable paved courtyard with a pitched pergola, just waiting for your pot plants and outdoor furniture to bring it to life. The central kitchen contains everything you need to entertain, including stainless steel cooking appliances, a dishwasher, a double sink and plenty of cabinetry. The shoppers' entrance from the garage is another convenient inclusion.

Whether you're in the market for your first home or a well-located lock-and-leave, this villa ticks all the boxes. Low maintenance, with air conditioning, storage and a great outdoor area - all that remains is you and your belongings!

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	26725

### Agent Details

Jonathan Marlow - 08 9402 2299

### Office Details

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With local schools close by, access to public transport within easy reach and Karrinyup Shopping Centre a few minutes drive away, it'll be hard to find such an affordable property as well-positioned.

Contact Frank Di Costa from Xceed Real Estate on 0413 443 494 to register your interest today.

Features:

- 3 bedroom, 2 bathroom rear triplex villa
- Double lock-up garage with shoppers' entrance
- Neutral colour palette
- Spacious paved alfresco courtyard
- Open plan living and dining
- Ducted air conditioning throughout
- Recently painted internally
- Modern kitchen with stainless steel appliances
- Tiled floors to living & traffic areas
- Carpets and built-in robes to the bedrooms
- External storeroom
- Gas storage hot water system
- Internal alarm
- Linen cupboard

Location:

- 130m to Primewest Northlands Shopping Centre
- 800m to Takari Primary School
- 780m to St Lawrence Primary School
- 2.7km to Osborne Park Hospital
- 1.6km to Balcatta Senior High School
- 4.7km to Karrinyup Shopping Centre
- 3.4km to Stirling Station
- 120m to the bus route on Amelia Street

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