

Sold



24C Grindleford Drive, Balcatta



## Modern Contemporary Villa

This spacious villa situated in a small private group of only 4 villas, all on it's own Survey Strata block.

It is located opposite the northern end of Grindleford/Graham Burkett Reserve, with its vast expanse of parkland and playing fields.

Featuring high ceilings through the open plan living area, with easy care tiled floors and well-appointed kitchen, including Essa Stone bench tops with soft closing drawers and cupboards and a large walk-in pantry.

The master bedroom has a recessed ceiling, walk-in-robe and luxurious ensuite, with double size shower. The minor bedrooms all have built-in-robos.

You will love the space and layout of this home, which has been built by the Novus Homes Group in 2016.

Located in a quiet pocket of Balcatta, the property is within walking distance of Balcatta Primary School, Grindleford Reserve and public transport links, plus Grindleford Drive now connects directly through to Karrinyup Road, providing even more convenience. It is only a short drive from Karrinyup and Innaloo shops and the city.

This home makes an ideal first home or investment.

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**Price** SOLD for \$550,000

**Property Type** Residential

**Property ID** 29213

### Agent Details

Tom Vlahos - 0408 427 514

### Office Details

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## FEATURES:

- \* 31 course high ceilings to the entrance, dining, living and kitchen areas with tiled floors
- \* Essa stone bench tops to the kitchen, with soft closing hinges to doors and drawers, plus stainless steel appliances (gas cook top, electric under bench oven and range hood) and walk-in pantry
- \* Master bedroom has a coffered ceiling, Walk in Robe and well appointed ensuite (double size shower with glass screen, vanity with cabinet and toilet)
- \* Second and third bedrooms have Built-in-Robes
- \* Bathroom has a bath, vanity with cabinet and glass screened shower, plus there is a separate powder room
- \* Instantaneous gas hot water system, ducted evaporative air conditioning throughout the home and alarm system
- \* Blinds to the windows and carpet to the bedrooms
- \* The villa has a single garage with remote controlled door, store area at the front, plus an additional car bay
- \* Easy care north facing paved courtyard
- \* Balcatta Primary and Balcatta Senior School catchment areas
- \* Survey strata development, with no strata fees
- \* Building area 130 sqm
- \* Skylight in meals, both bathrooms plus toilet

## PROPERTY LOCATION:

- \* Grindleford Reserve on your door step
- \* 300 m from Balcatta Primary School
- \* 1.8 km from Balcatta Senior High
- \* 350 m from St. Lawrence Primary School
- \* 5.5 km from Karrinyup Shopping Centre
- \* 10.5 km from the Perth CBD

Be quick to inspect this villa, priced to sell call to arrange your inspection with Tom Vlahos – Selling Balcatta 0408 427 514.

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