



Balcatta, 9A Harrison Street

3 x 2½ Designer Townhouse



END DATE SALE - All offers presented on the 27th of February 2025 UNLESS SOLD PRIOR

Brief //

Well located this beautiful 3 x 2½ townhouse gives you a choice of Master Bedroom upstairs or Master Bedroom downstairs each complimented with separate baths and showers and providing plenty of living area

Immaculate and spacious with a large private alfresco courtyard opposite boutique Harrison Shopping Village and Conway park countless amenity straight down the street this Property has something for everyone

A convenient property in one of the more functional locations Balcatta has to offer with very low costs perfect for downsizers young couples minimalists and secure lock and leave



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

For Sale
End Date Sale

View
ljhooker.com.au/PHYFF4

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LJ Hooker Mirrabooka
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investing

Brand NEW | Bathrooms both floors | Kitchen | Laundry | Timber Floors | Paint
(granite surfaces all wet areas)

Features //

- Incredible open plan living with double door access to the front alfresco grass and social area
- Galley kitchen with stone surfaces double sinks and ample storage in an open plan
- Large and secure lock up garage shoppers entry roller door access storage areas
- Colourbond roofing & fencing with a secure brick walled social front perimeter
- Dedicated master bedroom downstairs with brand new en-suite and WIR
- Spacious upstairs bedrooms have Built-in Robes AC and park views
- Timber floor all living areas with carpet in the bedrooms
- Split system air conditioning to upstairs and downstairs
- Stainless-steel fridge gas cooktop and rangehood
- A brand new fully tiled main bathroom with bath
- Glass splashbacks with large under bench oven
- Thermal blockout vertical blinds throughout
- Roller shutters and security screens
- High ceilings to all areas
- Internet points installed
- Reticulated entrance
- LED downlighting
- Feature lighting
- Gas bayonet
- Powder WC

Lifestyle //

This area has so many renowned and exciting areas to mention with the stunning shops and parklands starting literally across the road but with Karrinup Shopping Centre straight down Karrinup Road and the Main Street Cafe Strip straight down Main street looking so attractive whilst offering without a doubt some of WA's best everyday conveniences for all your shopping needs shopping socialising and fantastic fun everyone is going to love living here

Location //

- 75m bus
 - 7km to the CBD
 - 15m Conway Park
 - 40m Harrison Village SC
 - 1km Tuart Hill Shopping
 - 1km Main Street Cafe Strip
 - 1km Robinson Reserve Park
 - 6 km to west coast beaches
 - 3km to Stirling Train Station
- Close to Bus School and Shops

Specs //

Built: 2002



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Land Area: 280m2 (approx)

Floor Area: 125m2 (approx)

Local Authority: City of Stirling

Shire Rates : (approximately) \$1,789.42 p.a.

Water Rates : (approximately) \$1,285.92 p.a.

Don't miss this fantastic opportunity for home owners and investors alike priced to please this could be your first step to owning your own home suitable for investors but singles couples and small families amazing and hopefully ideal

Potential rent \$850 per week

T&C'S //

* End Date Sale - Offers presented 27 | 2 | 2025

* The sellers reserve the right to accept an offer prior to the End Date Sale process

* Finance offers welcome (A written pre-approval will assist you in the offer process)

* Building & Termite inspections are welcome

* Flexible settlement time frames available

* Subject to sale offers are welcome

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Disclaimer:

In preparing this information Edi & the LJ Hooker team have relied in good faith upon information provided by others and have made all reasonable efforts to ensure that information is correct

The accuracy of the information provided to you written or verbal cannot be guaranteed

If you are considering to purchase this property please must make your own enquiries necessary to satisfy yourself that any important and relevant information is correct and accurate - thank you



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More About this Property

Property ID	PHYFF4
Property Type	House
House Size	160 m2
Land Area	280 m2
Including	Ensuite Toilets (2)

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