

1/254 Albert Street, Balcatta




SOLD BY JOEL COOPER!

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WANTING AN EXCEPTIONAL RESULT FOR YOUR PROPERTY?
GET IN TOUCH & LET'S CHAT ABOUT YOUR PERSONAL
PROPERTY PLANS!

CHARMING CHARACTER MEETS EFFORTLESS MODERN LIVING

With its timeless 1960s soul and carefully refreshed interiors, this inviting street-front villa blends character, comfort, and convenience in one beautifully balanced package. Original jarrah floorboards and exposed brick detailing celebrate its heritage, while thoughtful renovations bring a chic, modern edge to everyday living.

The heart of the home is the bright, renovated galley kitchen. Featuring sleek white cabinetry and stainless-steel appliances, combined perfectly with the rustic textures of the original brickwork. It opens to a relaxed dining nook and connects with the living room, where west-facing windows frame golden sunsets and fill the space with natural light.

3  1  2 

FOR SALE
SOLD BY JOEL COOPER!

AGENTS

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

All three bedrooms are generously sized, with built-in robes to the master and second. Each enjoys easy access to a fresh family bathroom, and separate toilet tucked neatly off the laundry. Comfort is assured year-round with split-system air conditioning to the living, master and second bedroom, plus security shutters to all windows for added peace of mind.

Outdoors, low-maintenance living continues with a private, paved alfresco area ideal for morning coffee or weekend entertaining. The manicured front garden adds just the right touch of greenery - enough space for kids or pets without the upkeep. A remote double garage completes the picture of easy, secure living.

Tucked quietly at the end of a cul-de-sac, yet only a short stroll to Main Street's café strip, Merv Park Lake and local reserves, this home delivers both tranquillity and lifestyle. With shops, schools and freeway access just minutes away, 1/254 Albert Street is the perfect blend of character charm and everyday convenience.

Features Include:

- 1968 built, 2015 renovated
- Sold with vacant possession, nest or invest!
- Original jarrah floorboards and exposed brick accents
- Renovated galley kitchen with modern stainless-steel appliances
- Three spacious bedrooms, two with built-in robes
- Split-system air conditioning and security shutters throughout
- Private, paved rear alfresco plus manicured front garden
- Remote double garage with side-by-side parking
- Peaceful cul-de-sac location moments from Main Street amenities
- Internal: 104m², Alfresco & front garden: 105m², Patio: 11m², Garage: 25m², Store: 5m², Total Land Area: 288m²

Rental appraisal estimate:

- \$750-\$800 p/w Furnished
- \$700-\$750 p/w Unfurnished

FY 25/26 Outgoings (approx.):

- Council Rates: \$1,685 p/a
- Water Rates: \$1,108 p/a
- Communal Strata Insurance: \$1,018 p/a

Warm, welcoming and wonderfully low-maintenance - this one is bound to win hearts. Contact Joel today with any queries and to register your interest.

Disclaimer: All distances are estimations obtained from Google Maps. All sizes of the property are estimated, and buyers should rely on their own measurements when onsite. All outgoings are approximate and subject to change without notice. Information provided is for advertising purposes only, buyers are recommended to verify all items personally and rely on their own investigations.

MORE DETAILS

Property ID 864HNF
Property Type Villa
House Size 115 m2
Land Area 288 m2
Including Air Conditioning
Built-in-Robes
Close to Schools
Close to Shops
Close to Transport
Gas Fire Place
Window Treatments

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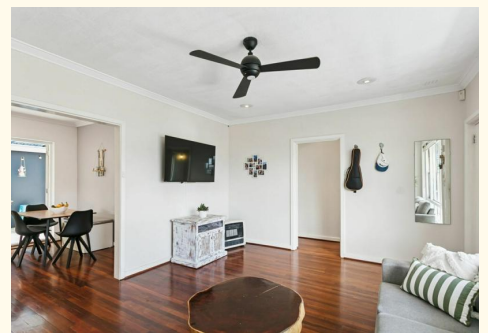
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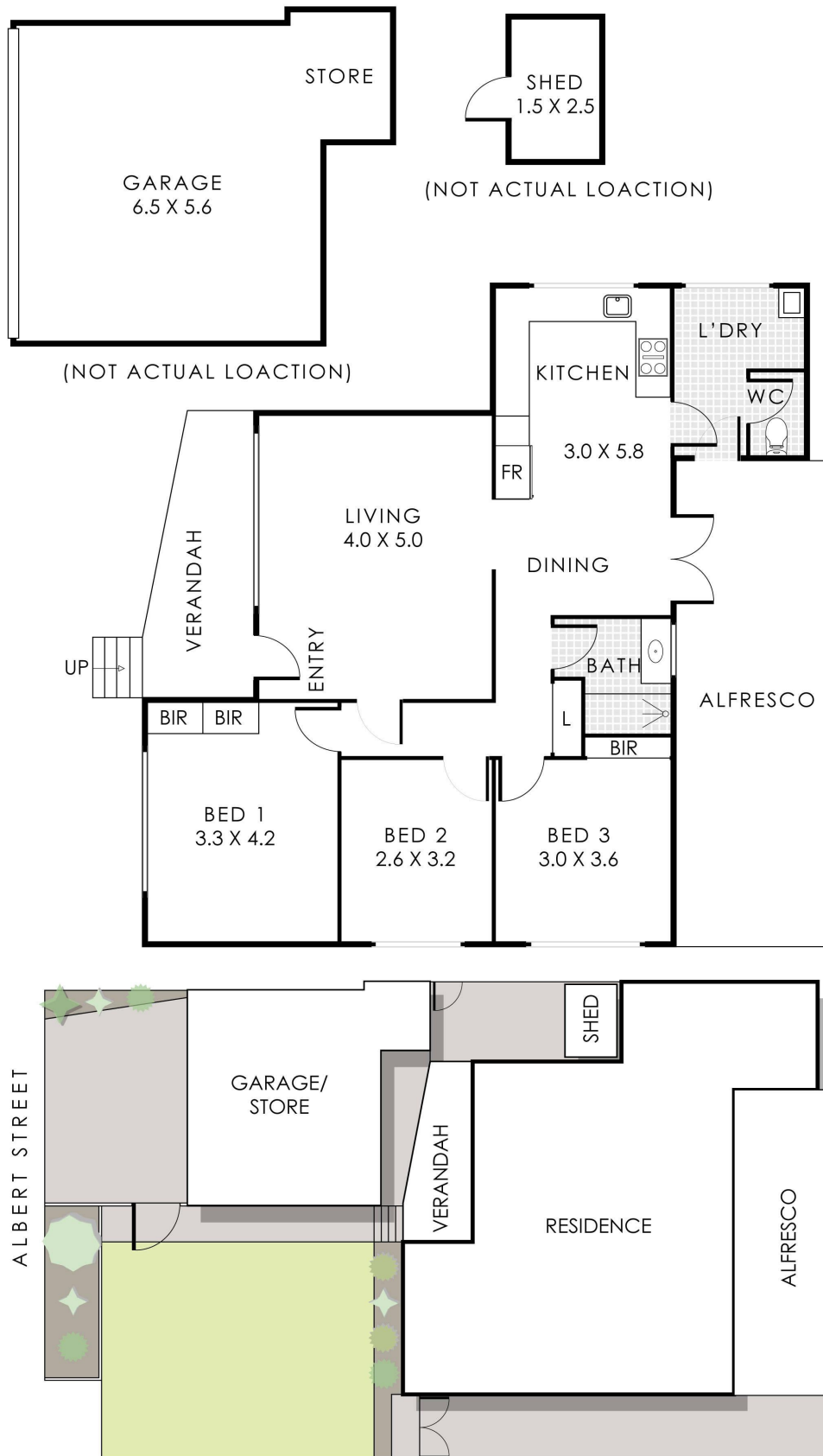
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1/254 Albert Street, Balcatta

Residence 104m² | Store 5m² | Garage 25m² | Alfresco 8m² | Verandah 23m² | Shed 4m²

Total Area 169m² | Total Lot Size 288m²



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.
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