

45 Kittyhawk Parade, Ballajura

## Spacious Family Home




Sajad Ahmadyar and Amir Ahmadyar are excited to present this family home to the market. Perfectly positioned in the heart of Ballajura. Ideal family home, this property offers both comfort and style with excellent potential.

Been waiting for the perfect home on a big block with plenty of features, but nothing quite fits? Then this is the one for you!

Welcome to 45 Kittyhawk Parade, Ballajura - a beautifully presented 4 bedroom, 2 bathroom family home situated on a generous approx. 810sqm block in a central Ballajura location. Enjoy the convenience of being within easy walking distance to schools, shops, parks, and public transport, all while coming home to space, comfort, and functionality.

Step inside and discover multiple living zones, including a separate activity room ideal for the kids, a study, or even a cozy TV room. The family room flows seamlessly from the large kitchen, featuring high ceilings and much more.

Outdoors, you'll find massive under cover entertaining areas and relaxing grassed areas - perfect for children and pets to play. The remote double carport offers drive-through access to the rear, leading

4  2  2 

**FOR SALE**  
Expressions of Interest

**AGENTS**  
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**AGENCY**  
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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.



to a massive 6m x 9m powered workshop - ideal for tradies, hobbyists, or extra storage.

This home truly has it all - space, functionality, and location!

Features Include:

4 bedrooms, 2 bathrooms, Double carport with drive through access

Huge approx. 810sqm block in a central location

6m x 9m powered workshop

Multiple living areas including family, dining & activity/study room

Large kitchen with high ceilings

Walking distance to shops, schools, parks & transport

Solar panels

Don't miss this outstanding opportunity to secure your family's future in the heart of Ballajura.

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## MORE DETAILS

Property ID	97THA2
Property Type	House
Land Area	810 m2
Including	Outdoor Entertaining Solar Panels Close to Schools Close to Shops Close to Transport

**Sajad Ahmadyar 0405 602 210**

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