



6A Auks Rise, Ballajura

A Hidden Gem with Beautiful Gardens in a Peaceful Cul-de-Sac

Welcome to 6A Auks Rise, Ballajura - a beautifully presented three-bedroom home offering comfort, privacy and a relaxed lifestyle, all positioned on a generous approximately 529sqm block in a peaceful cul-de-sac.

Built in 1989, this charming residence combines a practical and flowing floor plan with inviting living spaces, established gardens and excellent outdoor entertaining. Whether you're a first home buyer, young family, downsizer or investor, this delightful property presents an opportunity to secure a comfortable home with plenty to offer.

From the moment you arrive, the beautifully maintained gardens and welcoming surroundings create an immediate sense of warmth. A private entrance provides additional privacy, leading you into a home that has been well maintained over the years.

Step inside and discover a spacious front lounge room, offering a comfortable setting to relax with family or entertain guests. Complete with security window shutters, this inviting space provides additional

3 1 2

FOR SALE

\$850,000

VIEW

By Appointment

AGENTS

Sajad Ahmadyar

0405 602 210

saj.ahmadyar@ljhooker.com.au

Amir Ahmadyar

0469 375 873

amir.ahmadyar@ljhooker.com.au

AGENCY

LJ Hooker Thornlie | Canning Vale

(08) 9459 7788

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.

LJ Hooker

privacy and comfort.

Positioned nearby, the master bedroom offers a peaceful retreat, featuring a built-in wardrobe and security window shutters. Two additional bedrooms, both complete with built-in robes, provide comfortable accommodation for children, guests or those requiring a home office.

At the heart of the residence sits the well-appointed kitchen, offering generous bench space, extensive cabinetry and plenty of storage to accommodate everyday family living. Its practical layout makes meal preparation effortless while maintaining a natural connection to the adjoining living areas.

The separate family room / Dining provides another inviting space to gather, with pleasant views overlooking the outdoor patio and beautifully maintained gardens. This thoughtful connection between indoor and outdoor living creates a welcoming atmosphere throughout the home.

The central bathroom, designed as a semi-ensuite, features a separate shower, vanity and toilet, providing convenience for the entire household. A practical laundry with direct side access adds to the home's everyday functionality.

One of the standout features of this property is undoubtedly its beautiful outdoor environment. Step outside to discover a generous covered patio overlooking lush established gardens, manicured lawns and mature fruit trees. Whether you're enjoying your morning coffee, entertaining friends or spending quality time with family, this peaceful outdoor setting provides the perfect place to unwind.

The gardens are complemented by bore reticulation, helping maintain the greenery while providing a practical solution for garden watering.

For those requiring additional parking, the property offers a double carport and space for up to five additional vehicles, along with the flexibility to accommodate a boat, caravan or trailer. Combined with its quiet cul-de-sac position, this makes the home particularly appealing for buyers seeking privacy, convenience and additional outdoor space.

A Convenient and Family-Friendly Location

Positioned in the established suburb of Ballajura, 6A Auks Rise offers the perfect balance between peaceful residential living and everyday convenience.

Families will appreciate access to local schooling options, including Ballajura Primary School, South Ballajura Primary School and Ballajura Community College, along with surrounding childcare facilities and recreational amenities.

Shopping and daily essentials are conveniently accessible at Ballajura City Shopping Centre, while nearby parks, playgrounds and sporting facilities provide opportunities for outdoor activities and family recreation.

The location also offers convenient access to major surrounding roads, including Alexander Drive, Hepburn Avenue and Tonkin Highway, connecting residents to Perth Airport, the Perth CBD and neighbouring suburbs.

With established neighbourhoods, convenient amenities and plenty of green open spaces, Ballajura continues to offer an attractive lifestyle for families, first home buyers and downsizers alike.

Property Features

Approximately 529sqm landholding
3 bedrooms and 1 bathroom
Built in 1989
Private entrance offering additional privacy
Spacious front lounge room with security window shutters
Master bedroom with built-in robe and security window shutters
Two additional bedrooms with built-in robes
Well-appointed kitchen with generous bench space and ample cabinetry
Separate family room overlooking the outdoor patio
Semi-ensuite bathroom with separate shower, vanity and toilet
Practical laundry with direct side access
Ducted evaporative air conditioning
Gas instantaneous hot water system
Generous covered patio entertaining area
Beautifully established gardens with mature fruit trees
Manicured lawns with bore reticulation
Double carport with space for up to 5 additional vehicles
Additional parking suitable for a boat, caravan or trailer
Peaceful and private cul-de-sac location
Convenient access to local schools, parks, shopping centres and major roads

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.

MORE DETAILS

Property ID	A57HA2
Property Type	House
Land Area	529 m2

Sajad Ahmadyar 0405 602 210

Sales Representative | saj.ahmadyar@ljhooker.com.au

Amir Ahmadyar 0469 375 873

Sales Representative | amir.ahmadyar@ljhooker.com.au

LJ Hooker Thornlie | Canning Vale (08) 9459 7788

Shop 26 Thornlie Square Shopping Centre, Spencer Road,
THORNIE WA 6108

thornlie.ljhooker.com.au | thornlie@ljhooker.com.au

