

**SOLD**

## BEST IN BALCATT!

Be the envy of your friends in one of these stunning brand new villas or choose the rear townhouse! With options galore, you'll be spoilt for choice...which one is yours?

### SUITED TO...

FIRST HOME BUYERS ready to rip up the rental agreement and relax in their own quality home  
DOWN-SIZERS keen to stay in the area they love and who want a beautiful brand new home that's easier to maintain  
ASTUTE INVESTORS looking to add a "gem" of an investment property with great ROI to your savvy portfolio

### THE HOMES...WHAT YOU'LL LOVE...

Three Bedrooms with built in wardrobes and carpeted flooring  
Private Ensuite bathroom to the main bedroom  
Second Bathroom with bath & separate shower for bedrooms 2 & 3  
Open plan living / dining / kitchen with tiled flooring  
Quality, locally-built kitchens with heaps of cupboards space  
Gas stove tops, electric oven, rangehood & dishwasher  
Stone bench tops to all wet areas in kitchen, bathrooms and laundry  
Separate Visitor Toilet  
Separate Laundry  
High ceilings  
Ducted Reverse Cycle Air Conditioning throughout  
Instant gas hot water system  
Full Alarm  
No Strata Fees!!

### THE LOCATION...WHAT YOU'LL LOVE...

Very quiet position adjacent to a beautiful park where you can walk the pooch, play with the kids or break a sweat and get fit again.  
Super convenient location for local shops, Stirling train station and only 10 mins to the beach & even less to freeway..  
Premium position in the highly sought after suburb of Balcatta

Call for further information and to register an early interest. Sales can be effected immediately.

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$460,000

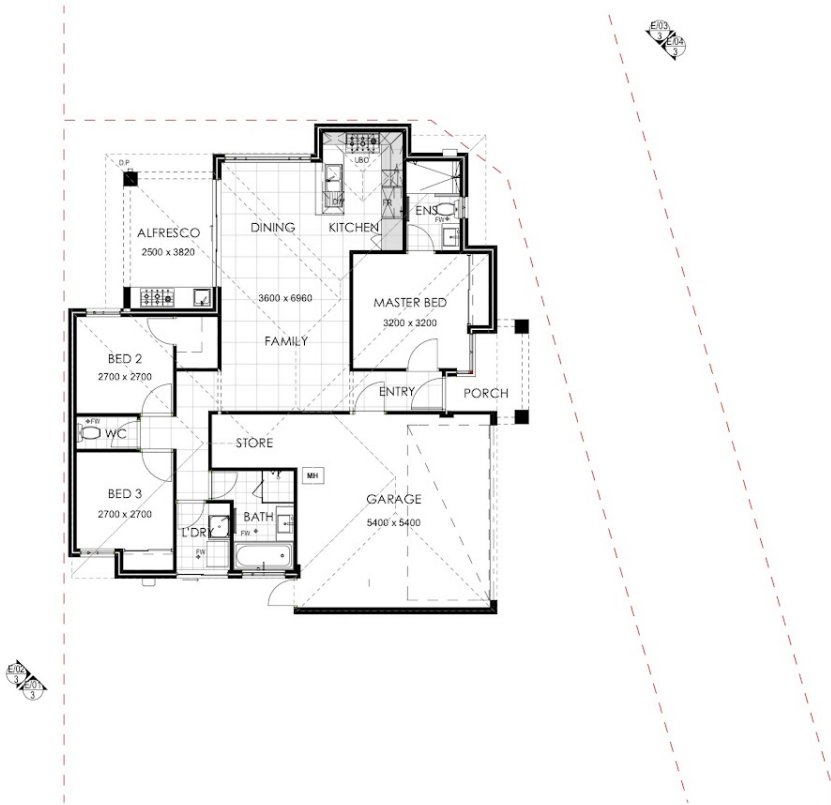
**OPEN FOR INSPECTION:**  
N/A



**Brian McKiernan**  
**0450408651**  
brian@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

**PROPOSED FLOOR AREA**

Porch	4.86
Alfresco	9.55
Double Garage + store	35.02
Ground floor living	93.05
	142.48 m <sup>2</sup>

**UNIT 2 (MIDDLE)****©COPYRIGHT**

This plan shall remain the sole property of TRENDSETTER HOMES and must not be given, lent, re-sold or otherwise disposed or copied without the permission in writing of the company.

DRAWING NAME:

**GROUND PLAN**

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.

DATED: .....

OWNER: ..... WITNESS: .....

OWNER: ..... WITNESS: .....

OWNER: ..... WITNESS: .....

UPDATED DRAWINGS

VERSION:

DATED: 13/06/19

Please check plans, specification and attendants carefully.  
All dimensions to be checked on site, any error or discrepancies then please contact the office.

CLIENT NAME:

**Croyden Investments**

SITE ADDRESS:

**#5 Seaforth Street, Balcatta**SHIRE: **CITY OF STIRLING**

SHEET No:

**2 OF 10**

JOB No:

**00274**

Drawn By: Date Drawn: CHKD:

EF 13/06/19 JM

Scale: 1:100, 1:1

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.