

Sold



16 Balfour Rd, Swan View



Another one SOLD!

SOMETHING SPECIAL

Looking for all the charm of yesterday with the character of a circa 1950's cottage on a huge 925sqm block? Then look no further as this delightful property offers the lot.

For those seeking privacy, the home is completely tucked away, with vehicular access via electronic gate where you can drive directly to the huge 9.5m x 7m powered workshop located at the rear of the block.

The yards are quite magical with meandering paths, large fish pond, timber decked patio and even a pizza oven, all surrounded by an array of established trees and plant life.

The cottage meets all expectations for its era, stepping up to the front porch to enter the home where the high ceilings and jarrah floorboards will immediately impress.

The cosy lounge has a chimney breast incorporating cast iron wood burning fire with stone surround fireplace, creating a focal point for the room and a lovely area to relax. For those warmer evenings, there is also a split system air-conditioner.

A free standing large stainless steel oven features in the well-apportioned kitchen along with loads of cupboard space and another split system air-conditioning unit. Situated adjacent is the rumpus/family room, which could easily be adapted as third bedroom if required.

The master bedroom is a good size and has split system air-conditioner plus ceiling fan with the secondary bedroom also having a split system air-conditioner.

A renovated bathroom and laundry are situated at the rear of the property allowing access to the most impressive entertainment area. Once in your backyard, you could be a million miles from anywhere - it is so private and so tranquil.

Enjoying a character home does not mean you have to forfeit modern conveniences

3 1 2 938 m2

<b>Price</b>	SOLD for \$322,500
<b>Property Type</b>	Residential
<b>Property ID</b>	1799
<b>Land Area</b>	938 m2

#### Agent Details

Swan Real Estate - 08 9255 1444

#### Office Details

Midvale  
2/220 Morrison Road Midvale WA 6056  
Australia  
08 9255 1357



and this property certainly boasts the best of both worlds. For example, there are 22 solar panels emitting over 5 kw of power to reduce your electricity bill.

Another bonus is the subdivision potential - effectively money in the bank for later on! You could sell off the back portion of the block and as there is already side access, this would be the perfect retain and build opportunity.

This property really needs to be viewed to appreciate the charm and ambiance plus all that is on offer at this very affordable price. Book your appointment to view as you will not be disappointed!

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