



For Sale

30 Ara Kakara Avenue, Huapai

\$1,229,000

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Oh, so pretty!

Positioned to capture all-day sun on sought-after Ara Kakara Avenue, this beautifully presented three-bedroom, two-bathroom Universal built home offers relaxed, low-maintenance living.

From the moment you step inside, you'll feel at home in the light-filled, thoughtfully designed layout. The open-plan kitchen, dining, and living area is perfect for everyday living and entertaining, with a seamless flow to the sheltered patio with Archgola and fenced rear courtyard that enjoys elevated views over the reserve. The master suite, with ensuite and walk-in wardrobe, is privately positioned at one end of the home, while the remaining two bedrooms are tucked away at the other - ideal for families or guests.

Comfort is ensured year-round with two heat pumps, two electric wall heaters, full insulation, and double glazing. Additional features include a plumbed-in fridge/freezer, elegant 2.7m stud ceilings, top quality window treatments, ensuite sensor lighting and excellent storage throughout - including fitted wardrobes in each bedroom and a double internal-access garage.

Set on one of Huapai's most desirable streets, within walking distance of the reserve, walkways, Huapai village, great eateries, amenities and the Domain, the home is also handy to NorthWest Mall, and motorway links to the CBD. Don't miss this one!



Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

Land Area: 536 sqm (more or less)

Floor Area: 161 sqm (approx)

Legal Description: LOT 22 DP 481680

Rateable Value: \$1,175,000 (2024)

Rates: \$3,435.54 pa

Chattels: blinds, curtains, fixed floor coverings, oven, cook top, rangehood, dishwasher, waste disposal, fridge/freezer, light fittings, 2 heat pumps, 2 wall heaters, 2 heated towel rails, bathroom fan, garage door remote control, alarm system, smoke detectors

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