LJ Hooker Thornlie | Canning Vale
Shop 26 Thornlie Square Shopping Centre,Spencer Road,
THORNLIE WA 6108

45 Kittyhawk Pde, Ballajura, WA 6066 **Sold - 29/10/2025**

House 4 2










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.

Open for Inspection

By Appointment.

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 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

Listed By
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Listing Number: 3504474

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.