

MOSAIC BALCATT



INVESTOR FAST FACTS

Located within the City of Stirling, Balcatta is approximately 13 minutes from the Perth CBD.

Balcatta is one of the largest suburbs in Perth's northern metropolitan area, covering approximately 7.2 square kilometres, with 25 parks covering nearly 7.7% of total area. Balcatta is very established and has many amenities; development began in the 1960s with a large migrant influx building largely single detached brick and tile homes.

There is also some unit developments in the eastern sector, and an industrial area in the northern sector.

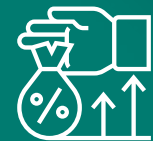


[mosaicbalcatta.com.au](https://www.mosaicbalcatta.com.au)



\$550*

Median House Rent



5.2%*

Gross Rental Yield



\$652,000*

Median Sale Price



4.15%*

Suburb Growth

parcel.

*Data Sourced: <https://www.realestate.com.au/wa/balcatta-6021/>
(Correct as at 15/11/2023)



LOCATION

Located within the City of Stirling, Balcatta is approximately 13 minutes from the Perth CBD. Balcatta is one of the largest suburbs in Perth's northern metropolitan area, covering approximately 7.2 square kilometres, with 25 parks covering nearly 7.7% of total area.

AMENITIES

A well-rounded suburban existence is on offer in Balcatta, with plenty of parks, commercial facilities, amenities and public open space to enjoy. There are two shopping centres in the area; Roselea Village for local shopping is two minutes away, and the revamped Karrinyup Shopping Centre is five minutes away. Westfield Grand Cinemas and shopping centre are seven minutes away. Residents have several parks and reserves available to them which offer facilities like playing fields, sports ovals and tennis courts. It is twelve minutes to both Kings Park and Herdsman Lake.

TRANSPORT

Local bus routes service Stirling train station and there is a wide selection of primary schools including St Lawrence Primary School, Balcatta Primary School, Takari Primary School, Westminster Primary School, West Balcatta Primary School and St Gerard's Primary School.

SCHOOLS

Nearby secondary schools include Balcatta Senior High School, Dianella Secondary College, Servite College, Balga Senior High School, John Septimus Roe Anglican Community School, Emmanuel Christian Community School and Mercy College.

MOSAIC BALCATT

Mosaic is located in a beautiful neighbourhood in the heart of well-established Balcatta, nestled between Grindford Drive and Karrinyup Road. Mosaic Balcatta is convenient to local schools, shops, parks, a medical centre and public transport links. It is just seven minutes to the Mitchell Freeway, thirteen minutes to the Perth CBD and thirteen minutes to Trigg Beach.



**13 MINS TO
PERTH CBD**



**7 MINS TO
MITCHELL
FREEWAY**



**12 MINS TO
KINGS PARK**

ALEXIS BUCKLEY-CARR

0411 618 906
abuckleycarr@parcelproperty.com.au

THANH NGUYEN

0414 288 165
tnguyen@parcelproperty.com.au

parcel.