

536 Balfour St, Southern River







Home open cancelled

Set day offer - Offers are to be presented on or before 4 pm Monday the 7th of November (seller reserves the right to sell prior)

Set yourself apart from your neighbours with this great corner block ready for restyling.

This 2013-built 3x2 has got to be in one of the most convenient locations around. It's an ideal property for an owner-occupier or savvy set-and-forget investor, and it could be moved into immediately or given a makeover to become your dream home. Two out of the three bedrooms are larger than standard and have their own air conditioning unit (there's a third one in the lounge), and the two bathrooms have everything you would expect plus premium semi-frameless shower screens.

Communal areas have been beautifully tiled for maintenance and durability, and there are storage cupboards in strategic locations throughout the home. A generous theatre room is perfect for Friday night popcorn and pizzas or turn to be the 4th Bedroom, and the nearby kitchen/dining/living area makes it easy to relax after a meal. Just outside is a cosy alfresco under the main roof and a section of lawn – not too much to maintain; just enough to enjoy on sunny days or starry nights.

The easy-care 341sqm block is located near a small group of shops, and the only direct neighbour is behind. It's also close to a fuel station and Nido Childcare, and down the road from The Village Shopping Centre site, which

3 2 2

Price	SOLD
Property Type	Residential
Property ID	28582

Agent Details

Ken Yan - 0488 886 698

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman,
WA, 6017 Australia
08 9207 2088

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makes life terrifically convenient. It's within walking distance of green spaces, a nature reserve and public transport, and minutes away from a selection of public and private schools. Set in a multicultural community with future plans for growth in place, this is very smart place to set roots down!

Call Ken Yan on 0488 886 698 to book your viewing.

The perfect starter home or investment.

Features include:

• 2013-built 3x2 home

• Master bedroom with walk-in wardrobe, ensuite & aircon

• Second bedroom with walk-in wardrobe

• Third bedroom with built-in wardrobe & aircon

• Family bathroom with shower and separate bath

• Open plan kitchen/living/dining with aircon

• Theatre room

• Tiled floors in communal areas

• Discreet storage throughout

• Alfresco under main roof and small rear lawn

• Double garage with shopper's entrance, rear access & sink

• 131sqm home on 341sqm block

Location (approx. distances):

• Elkhorn Avenue Reserve 280m

• Southern River Shopping Centre 300m

• Nido Early School 27m

• Carey Baptist College Harrisdale 900m

• Bletchley Park Primary School 1km

• Providence Christian College 1.4km

• Harrisdale Senior High School 3.6km

• Bus stop (Route 518) 600m

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