







LOCK AND LEAVE BALGA GEM

3 2 2 216m2

A fabulous rear unit with side access, this three-bedroom, two-bathroom home is the ideal lock-and-leave home, providing plenty of comfort and convenience, all within easy walking distance to shops, parks, schools, and TAFE campus plus easy access to Reid Highway and Beach Road. The perfect home for downsizers, small families or investors seeking a magnificent opportunity in an area close to all amenities, this abode has convenience in spades with several retail and shopping outlets just moments away and public transport right on your doorstep.

Located at the rear of a complex of three, this unit benefits from a position tucked back from the street, offering extra privacy and distance from any street noise. Step inside and be greeted by a central open-plan zone, with a well-appointed kitchen looking out over the main living area and outside beyond. Sliding doors enable a nice seamless flow to the undercover outdoor patio and provide plenty of light to this central hub of the home.

Open your sliding doors and step out onto a lovely outdoor space with a pitched roof, extending your alfresco living beyond the summer months. Easily large enough to accommodate an outdoor dining table setting and lounge chairs, this makes for a great space to enjoy casual outdoor dining as well as an undercover play area for any little ones. With easy-care artificial lawn wrapping around the home, enjoy a lovely ambience of greenery without the maintenance or expensive water bills. Along with a single carport, there is also ample parking on the driveway, and local bus stops are just an easy

Price	SOLD for $515,000
Property Type	Residential
Property ID	30184
Land Area	216 m2

Agent Details

Ahsan Mustafa - 0420 270 173

Office Details

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

XCEED REAL ESTATE

short walk away.

All bedrooms feature timber-style flooring and built-in robes while the main bedroom enjoys the extra comfort of an ensuite and walk-in-robes. A second bedroom also enjoys exterior access with siding doors with another bathroom featuring down the hall.

With Balga Plaza, Balcatta Village Centre and Stirling Leisure Centre all less than three kms away, several parks and North Metropolitan TAFE within easy walking distance, plus easy access to arterial roads, everything is all here within easy, comfortable reach.

Take advantage of this excellent opportunity- a perfectly located gem in the heart of Balga, ideal for small families, first-home buyers or the astute investor. For expressions of interest, please contact Ahsan Mustafa at ahsan@xceedre.com.au or phone 0420 270 173 for additional details.

Features include:

Three bedrooms with timber style flooring, blinds
Main bedroom features ensuite and walk-in-robes
Two other bedrooms feature built-in robes, one with sliding doors to exterior
Two bathrooms, one with bath
Open plan living/kitchen/casual ding areas
Kitchen features ample cupboards, stainless steel appliances, double sink, pantry
Living area flows into exterior area through sliding doors
Magnificent undercover alfresco area
Easy care artificial lawn outside that wraps around home
High fence and wall at exterior offering privacy and security
Security screens and roller shutters on windows
Separate laundry with sliding door access to exterior
One car carport with extra parking available on driveway
Side gate access
Ducted air conditioning

Location (approx. distances)

Easy access to Reid Highway and Beach Road
Fernhurst Reserve 500m
North Metropolitan TAFE 600m
Balga Primary School 850m
Balga Senior High School 2.0km
Balga Plaza 2.0km
Stirling Leisure Centre 2.1km
Balcatta Village Centre 2.7km
Nollamara IGA 3.6km
The Square Mirrabooka 4.6km

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.