

Leased

113 Kingfisher Avenue, Ballajura



## FEELING FRESH & FABULOUS

Offering comfort, space, and a prime location, this beautifully presented 4-bedroom, 2-bathroom home is perfect for growing families or those seeking extra room for guests or a front home office. With a functional layout and well-proportioned interiors, it ensures everyday living is both convenient and enjoyable.

- 4 bedrooms
- Walk in robe to main bedroom
- 2 bathrooms
- Main bathroom with bath perfect for families with smaller children
- Renovated kitchen
- Brand new flooring throughout
- Freshly painted throughout
- Enclosed single carport

This home is ideally positioned just a short drive from both the Market Place Ballajura IGA and Ballajura City Shopping Centre, offering everyday convenience at your fingertips. Families will appreciate the close proximity to quality local schools including Illawarra Primary School, Ballajura Primary School, and Ballajura Community College. Surrounded by local parks, restaurants, and public transport options, the location promotes a connected and active lifestyle. Commuters will also benefit from easy access to major roads including Hepburn Avenue and Tonkin Highway, making travel to surrounding suburbs and the CBD a breeze.

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<b>Price</b>	\$650 Per Week
<b>Property Type</b>	Rental
<b>Property ID</b>	31904

### Agent Details

Kristie-Lee Newnham - 08 9207 2088

### Office Details

Xceed Real Estate - Property Management  
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08 9207 2088

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**Available: 18/07/2025**

**Lease term:** 12 months minimum

*Please include a cover letter in your application.*

#### **HOW TO BOOK AN INSPECTION FOR THIS PROPERTY:**

If you would like to book an inspection for this property, then simply scroll down past the description and click the 'Book an Inspection Time' button and select from one of the available times. 2apply applications will be accepted once the property has been viewed.

Home open dates and times are subject to change so it is essential you register so that we can keep you informed.

If no time is currently available, register your interest and you will be alerted when the next inspection time is scheduled.

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*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.*