







Under Offer in 7 days, multiple offers - Low Maintenance Ease and Convenience

Under Offer in 7 days, multiple offers - Sometimes a central location is at the top of the list when house hunting. Other times securing a low-maintenance property is a priority. Well, this three-bedroom, two-bathroom villa ticks both of those boxes without comprising on space or style either.

The middle villa of a group of three, this brick and tile property offers all the conveniences of modern-day living, including open-plan living, well-appointed kitchen and bathrooms, split-system air-conditioning and rear courtyard. There's absolutely no work required here as this villa has been freshly painted, new carpets, LED lighting and features easy-care tiles and neutral décor that will suit most furnishings, with the bonus of adding your own personal flair.

You certainly won't be spending your weekends working in the garden or renovating - leaving you plenty of time to enjoy this central location. You're a short drive away from Princess Wallington Reserve, where you'll enjoy the Stirling Leisure Centre (Leisure park Balga), Stirling Community Centre, cricket, soccer and a BMX track. Lake Karrinyup Country Club and Karrinyup Shopping Centre are moments away, as is the coastline, with North Beach as your closest beach. And with easy transport links to arterial roads such as Reid Highway, Wanneroo Road and the Mitchell Freeway, as well as nearby access to the Warwick and Stirling train stations, you can be anywhere in the metropolitan area in about 20 minutes.

3 2 1

Price	SOLD for $757,500
Property Type	Residential
Property ID	32878

Agent Details

Rick Milankov - 0402 676 050

Office Details

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

XCEED REAL ESTATE

You're a short walk away from Stirling Central Shopping Centre and Ted Cross Memorial Park. Plus, there are several nearby schools and you're in the catchment area for Balcatta Senior High School.

This lovely lifestyle is perfect for small families, downsizers, first-home buyers and investors – just a phone call or email away. Please don't hesitate to Rick Milankov at rick@xceedre.com.au or on 0402 676 050 today

Property features:

· Three bedrooms, two bathrooms
· The master bedroom with walk-in-robe, the other two bedrooms with built-in robes
· Light and airy open-plan living and dining flowing out to rear courtyard
· Well-appointed kitchen with dual sinks, a gas cooktop, a dishwasher recess and plenty of storage, including overhead cupboards and bench seating
· Main bathroom includes a modern ensuite with bathtub
· Separate laundry with outdoor access
· Freshly painted
· New carpets to the bedrooms
· Easy care tiles kitchen/dining/living areas
· Split-system air conditioning in the living area and main bedroom
· New LED lighting throughout
· Low-maintenance gardens with direct garage access
· Single lock-up garage with additional parking
· Brick and tile construction
· Street front location in a small group of three villas

Location highlights:

· 400m to Stirling Central Shopping Centre
· 1.1km to Ted Cross Memorial Reserve
· 1.6km to Stirling Leisure Centre – Leisurepark Balga
· 1.6km to Westminster Primary School
· 2.7km to St Gerard's Catholic Primary School
· 2.7km to Majella Catholic Primary School
· 4.1km to Balcatta Senior High School
· 5.2km to Lake Karrinyup Country Club

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