

Just Listed



45B Birchley Crescent, Balga



## PERFECT LOCK AND LEAVE CLOSE TO A BEAUTIFUL PARK!!

Perfectly located on a quiet street and only a short walk to Celebration Park you'll find this stunning 3 bedroom 2 bathroom home that's perfect if you are a first home buyer or downsizer! The current owner has also just given it a fresh coat of paint and all new lighting throughout so all you need to do is simply move in and kick up your feet.

### FEATURES YOU'LL LOVE:

- Inviting front yard, with modern exposed brick facade
- Open plan family and meals room overlook the kitchen and backyard
- Well-designed kitchen comes with stone benchtops, breakfast bar, under-bench oven, fridge recess, 4 burner gas cook top with stainless steel rangehood, dual sink, pull-out drawers in the pantry, plenty of overhead cabinetry and space for a dishwasher
- Spacious king size master bedroom includes full length mirrored robe and ensuite
- Double size bedrooms 2 and 3 both with robes
- Main bathroom with bathtub
- Relaxing and private undercover patio

### EXTRAS:

- Split system aircon in the main living, master bedroom and bedroom 2
- Extra-large double garage thanks to the spacious and secure storage area off to the side

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<b>Price</b>	Offers Above \$699,000
<b>Property Type</b>	Residential
<b>Property ID</b>	33292
<b>Land Area</b>	204 m2
<b>Floor Area</b>	124 m2

### Agent Details

Ryan Joseph - 0400 006 693

### Office Details

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**XCEED**   
REAL ESTATE

Freshly painted throughout  
Brand new LED lighting  
Crimsafe screen doors  
Water filtration system for the kitchen  
Security shutters  
14 Solar panels  
Security cameras  
Gas point in the living room for heating  
No strata fees  
Built in 2010  
204sqm block  
124sqm house (Inc Garage)

*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.*