

11 Ambleside Close, Balga, WA 6061



House For Sale

Thursday, 13 June 2024

11 Ambleside Close, Balga, WA 6061

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 752 m²

Type: House



David Whiteman
0418920409



Julyous Del Rosario
0894415239

Expressions of Interest

Set in "Princess Park" and on a development potential 752m² block zoned R40 is this attractive family home just a walk to transport, shopping and beautiful parklands. Nestled in this quiet cul-de-sac this charming 4-bedroom, 1-bathroom home offers the perfect blend of comfort and convenience, catering to families, first home buyers, and investors alike. A practical and spacious design with large separate lounge room with an open plan dining and modernised kitchen which flows out to the pergola / alfresco entertaining area and below ground pool. Super spacious block allows space for your family to move or offers potential to develop in the future in this convenient and central location. Additional Features Include Living Spaces: • Formal Lounge: A comfortable and inviting space for relaxation • Alfresco area: Perfect for entertaining or enjoying a nice family dinner outside • Open Plan Kitchen and Dining: Modern kitchen with gas cooking, seamlessly connected to the dining area, fostering a warm and communal atmosphere. Bedrooms: • 4 Bedrooms: Good sized bedrooms, providing ample space for the entire family or potential tenants. Bathroom: • 1 Bathroom: Well-maintained and modernised with a separate toilet for added convenience. Additional Amenities: • Laundry Room: Functional and conveniently located. • Swimming Pool: Perfect for cooling off during the summer months. • Powered Garage: Ideal for DIY projects, storage, or a potential workshop. • Secure, single-car garage with extra storage space and drive through access to the workshop. Why This Home is Perfect for You: First Home Buyers: • Affordable entry into the market with plenty of space to grow. Families: • Versatile living areas and a safe, secure yard make this home ideal for family life. Investors: • High rental potential in a desirable location, ensuring a sound investment with potential for future development options Location: Situated in a family-friendly neighborhood, this home is conveniently close to: • Schools • Parks • Shopping centers • Public transport • Only 13km to Perth CBD What are you waiting for? Act NOW and give us a call: David Whiteman - 0418 920 409 / Julyous Del Rosario - 0449 205 336 / Deanna Carrasco - 0424 159 693 Disclaimer: Although every effort has been taken to ensure the information provided for this property is deemed to be correct and accurate at the time of writing it cannot be guaranteed, reference to a school does not guarantee availability of that particular school, distances are estimated using Google maps. Buyers are advised to make their own enquiries as to the accuracy of this information.