

**11 Balgonie Avenue, Girrawheen, WA 6064**

**House For Sale**

Saturday, 10 February 2024

11 Balgonie Avenue, Girrawheen, WA 6064

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 743 m2**

**Type: House**



Matt Condit Luke Guelfi  
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**From \$475,000**

Condit Guelfi team are excited to present this outstanding opportunity for both short term and long term benefits. Live in or rent out this spacious 4 bedroom, 2 bathroom home, and develop down the track. Conveniently located opposite the Girrawheen Shopping Centre and within close proximity to Wanneroo Road and Warwick Road for access to the beach and the city. Get in quick and reap the benefits. Be sure to view the 3D walkthrough.- 4 Bedrooms- 2 Bathrooms - Lounge room- Dining/meals- Large extension: games room, laundry and 1 of the bathrooms- Security screens to windows and door- Ducted evaporative air conditioning- Gas storage hot water system- Gas and sewer connected- Double garage size workshop with access- Approx 743 SQM Block zoned R20/60- Built approx 1976- Great location opposite Girrawheen Shopping Centre and close to local schools- Shire rates approx \$1800 - Water rates approx \$889- Open by appointment- Be sure to view the 3D walkthrough- Conjunctions welcome from all agents