

11C Stedham Way, Balga, WA 6061

Villa For Sale

Wednesday, 29 May 2024



11C Stedham Way, Balga, WA 6061

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 236 m2

Type: Villa



Ronnie Abboud

0481962880

OFFERS INVITED

*Owners want to lease back until December 2024 for \$600/week.*Welcome to your dream home! This stunning 3-bedroom, 2-bathroom villa has been meticulously updated to provide the ultimate in comfort and style. The master bedroom boasts a luxurious ensuite bathroom and a built-in robe, while the modern second bathroom ensures convenience for family and guests. The heart of the home is the lovely spacious kitchen, perfect for culinary adventures, which flows seamlessly into the open-plan living and dining areas, creating a warm and inviting space for entertaining. Step outside to a charming courtyard, ideal for relaxing and enjoying the outdoors in privacy. This villa comes with a host of impressive features: freshly painted inside and out in May 2024, including all doors, WIR cupboards, and external areas. The master bedroom is equipped with a brand new 2.5t Fujitsu reverse cycle aircon with a 5-year warranty. Outdoor entertaining is made easy with a new powerboard installed in the BBQ area. Comprehensive pest control has been completed, offering a 5-year warranty for peace of mind. The bedrooms have been steam and dry cleaned for freshness, and the bathrooms feature new shower heads and locks. Security is top-notch with 24/7 surveillance cameras and Crimsafe security screen doors and windows worth over \$10,000. All glass doors are tinted with Crimsafe for added privacy. The property also offers parking for up to 4 cars, including 2 in the garage. Enjoy low council rates and minimal garden maintenance, with professional upkeep done last month. This villa is also a perfect investment opportunity as the owners are looking to rent back for the first 6 months. Don't miss the chance to make this move-in-ready home yours!

Features - Freshly painted (May 2024) including doors, WIR cupboards, and external areas- Master bedroom with ensuite bathroom and built-in robe- Modern second bathroom- Spacious kitchen- Open-plan living and dining areas- Charming courtyard- New 2.5t Fujitsu reverse cycle aircon in the master bedroom (5-year warranty)- New power board in the BBQ area- Steam and dry carpet cleaning in all bedrooms- New shower heads and bathroom locks- 24/7 surveillance security cameras- Crimsafe security screen doors and windows (worth over \$10,000)- Tinted glass doors with Crimsafe- Parking for up to 4 cars, including 2 in the garage- Low council rates- Minimal garden maintenance (professionally serviced last month)- Ideal investment opportunity with owners looking to rent back for the first 6 months

Location - 130m to Stedham Brede Reserve- 550m to Celebration Park- 1.1km to Stirling Central Shopping Centre- 1.3km to Fieldgate Square Shopping Centre- 1.3km to Stirling Leisure Centre - 2.0km to Gladys Newton School- 2.2km to Warriapendi Primary School- 2.3km to Balga Senior High School