

**12A Wardlow Way, Balga, WA 6061**

Initiative

**House For Sale**

Tuesday, 21 May 2024

12A Wardlow Way, Balga, WA 6061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 216 m2**

**Type: House**



Raman Deol  
0861544700

**From \$579,000**

**A STEP BACK IN TIME, A LEAP FORWARD IN STYLE** Presented by Raman Deol, Welcome to 12A Wardlow Way, Balga - a stunning modern residence that effortlessly combines luxury with low-maintenance living. This exceptional property, only 4 years old, is perfect for savvy investors seeking a hassle-free investment with top-notch features and security. This immaculate house offers three spacious bedrooms, each with built-in robes to provide ample storage for your designer clothes, and two contemporary bathrooms designed for both comfort and style. The property includes a two-car garage with a workshop recess, ideal for DIY enthusiasts or additional storage. The modern kitchen features stone benchtops, a beautiful island recess perfect for bar stools, and stylish pendant lighting. The expansive open-plan living area is enhanced with ceiling-mounted speakers for a theater-inspired sound experience, perfect for movie lovers. Quality finishes like downlights throughout the home create a warm and inviting ambiance. Equipped with top-of-the-line alarm system, this home ensures peace of mind. Its prime location, just 14 minutes from Perth CBD, offers unparalleled convenience for city professionals and investors alike, promising excellent rental returns and capital growth potential. Currently tenanted by a lovely tenant, this property represents a rare opportunity to secure a near-new, feature-packed home in a sought-after location. Don't miss your chance to invest in this gem close to the city.

**Key Features:-** 3 spacious bedrooms with built-in robes- 2 contemporary bathrooms- 2-car garage with workshop recess- Modern kitchen with stone benchtops and island recess- Stylish pendant lighting in the kitchen- Open-plan living area with ceiling-mounted speakers- Downlights throughout the home- Top-of-the-line security cameras and alarm system- Conveniently located 14 minutes from Perth CBD

**Nearby Amenities:-** Balga Primary School, Warriapendi Primary School, Balga Senior High School- Stirling Central Shopping Centre, Mirrabooka Square Shopping Centre- Barry Britton Reserve, Princess Wallington Reserve- Close to bus routes and train stations- Balga Plaza Medical Centre, Mirrabooka Medical Centre- Leisurepark Balga, Herb Graham Recreation Centre

To find out more about this premium property, get in touch with Raman Deol at 0450 281 313 or via email at [raman.deol@harcourts.com.au](mailto:raman.deol@harcourts.com.au). Contact Raman today to arrange a viewing and make 12A Wardlow Way, Balga your next great investment.

**Disclaimer:** This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. The images of the property listed for sale have been digitally enhanced using virtual staging for illustrative purposes. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent inquiries.