

13/1 Camberwell Road, Balga, WA 6061

THE AGENCY

Sold House

Monday, 15 January 2024

13/1 Camberwell Road, Balga, WA 6061

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 197 m2

Type: House



Amber Sidon
0422568679

\$300,000

Nestled on the Hamersley border, the property at 13/1 Camberwell Road, Balga, offers a haven for mature residents over 55. This immaculate two-bedroom home with a carport is thoughtfully designed, emphasizing comfort and convenience for its occupants. The strategic location of the residence ensures easy access to essential amenities and leisure options. Situated in proximity to the Reid Hwy, the home provides a gateway to the beach, city, and Swan Valley, making it a prime spot for those seeking diverse recreational activities. Nearby bus stops on Wanneroo Road and Camberwell Road enhance connectivity, while shopping centers such as Warwick, Balcatta, and Balga cater to daily needs. Close to Balga Leisure Centre which has heated pools and gym. Walk to Celebration Park to enjoy an outdoor bbq or picnic with family and friends or take your dog for a few laps and enjoy nature. Inside, the property boasts a well-designed kitchen with ample storage, an open lounge area leading to an alfresco space with outdoor blinds to enjoy all year round, and two generously sized bedrooms with ceiling fans and a spacious double robe for the Master bedroom. Abundant storage, laminate floors in living areas, a modern light and bright bathroom, and a laundry contribute to the practical layout, fostering a comfortable lifestyle. The unit encourages quality time with family and friends under the patio overlooking the beautiful established reticulated garden. A locked store room plus a garden shed give ample storage for gardening tools, and any extra items that need to be stored. The property's features extend to gas hotplates, an electric oven, a gas hot water system, an air conditioner. Managed within a well-maintained complex exclusively for those over 55, the property comes with strata levies of \$470 per quarter (approx.) and reserve funds of \$50 per quarter (approx.). This covers the upkeep of common gardens, water consumption not rates, building insurance, and general maintenance, offering residents peace of mind. It's essential to note that while the property is available for purchase by anyone, residency is restricted to individuals aged 55 and above, ensuring a community of like-minded individuals in this freehold complex. 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. 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 enquiries.