

# 13 Balboa Row, Willetton, WA 6155

## Sold House

Tuesday, 14 November 2023



13 Balboa Row, Willetton, WA 6155

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 784 m2

Type: House



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## Contact agent

This absolutely delightful Willetton Family Home is immaculately presented, neat & tidy, well maintained & could be yours. Imagine living in a very sought-after location so close to parks, stunning sporting greens and facilities and the magnificent Southlands Shopping Precinct. With multiple living areas, multiple dining options, study plus large size bedrooms this wonderful home is suitable for the growing family. Functional, practical with plenty of extras, loads of storage including double garage and good size side access. Sprawl out from the Family Room to a large Alfresco area adjacent to a sparkling below ground pool. 2 sheds with easy care gardens. In this market, this magnificent home will not last, ticking so many boxes. Features include; - Immaculate Family Home in WHS zone and Fabulous Location - Master Bedroom with Walk in robe Plus Built in robes plus ceiling fan - Gorgeous light and stylish renovated ensuite - Large Study/Home office or Formal Dining (originally dining) - 3 more well sized bedrooms with built in robes and desk or recess, plus original study now set up as 5th Bedroom - Second stylishly renovated bathroom with separate bath - Second toilet with handwashing sink (Powder room) - Renovated Laundry with handy storage - Ducted evaporative air conditioning - Gas bayonet for heating (2) - Lots of storage - Front lounge with quality timber look flooring and a purpose built bar that could be used for additional storage - Stunning Large Bright open style Quality renovated Kitchen with stone benches and lots of extras.. - Self-cleaning oven, ceramic cook top, appliance cupboard, dishwasher, soft closers.. the list goes on.. - Gorgeous Feature lighting - Family room with Split system air conditioning and sliding doors leading out to the - Lovely Big Gabled entertaining area with liquid limestone - Below ground fully fenced pool - Grassed area for the kids and pets to play! - Bore reticulated gardens - Sheds for storage - Cat enclosure - Various Fruit trees - Storage Gas Hot Water System - Undercover parking - Extra wide driveway for parking - CCTV connected - 783 sqm approx.. block - Zoned R40 - Burrendah Primary School zone - Willetton High School zone - SO so convenient for Schools, shops, transport, parks..Be QUICK to Secure this Wonderful home with Future OptionsDISCLAIMER: This document has been prepared for advertising and marketing purposes only. Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy and accept no responsibility for the results of any actions taken, or reliance placed upon this document and interested persons are advised to make their own enquiries & satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.