

# 15 Kilmurray Way, Balga, WA 6061

THE AGENCY

## House For Sale

Tuesday, 9 January 2024

15 Kilmurray Way, Balga, WA 6061

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 754 m<sup>2</sup>

Type: House



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## From Mid \$500's

Nestled on a spacious 752sqm (approx.) block and boasting exciting R40 zoning, this solid 3 bedroom 1 bathroom character home has all of the warmth and charm of yesteryear still very much intact and even comes with the possibility of retaining the existing house and building a brand-new one at the rear – subject to council approvals, of course. Entry into the property is securely gated for peace of mind, also ensuring ample parking space for all involved. Welcoming you inside the residence is a lovely front lounge room, where you are first introduced to gleaming wooden floorboards. The flooring continues into the separate dining room, whilst the kitchen is nice and functional and plays host to a range hood, gas cooktop and a stylish under-bench oven. Externally, the front, side and back yards seamlessly connect to one another, leaving heaps of room for the kids and pets to let their already-vivid imaginations run wild even further. The huge backyard can easily host a swimming pool or workshop down the track, if you are that way inclined. Wrapping around to the other side of the home, you will find a splendid open-air outdoor-entertaining deck, adjacent to an intimate paved courtyard that is perfect for a barbecue. A versatile bar – or storeroom – next to the decking is simply an added bonus and is additionally protected by a security roller shutter. Whether it's adding your own personal modern touches to fantastic foundations or starting afresh and drawing up the plans to a fresh new abode, the one constant is an ultra-convenient location close to everything you could ever want or need. Hop, skip or jump to bus stops and a plethora of lush local parklands (including the sprawling Linthorne Park) just around the corner, along with the likes of Balga Senior High School, Warriapendi Primary School, Gladys Newton School, Majella Catholic Primary School and the North Metropolitan TAFE. Other nearby educational facilities include Balga Primary School, Mercy College and John Septimus Roe Anglican Community School, with the local shopping village, more shopping at The Square in Mirrabooka and Warwick Grove, the Balga Leisure and Community Centres, other public-transport options and major arteries for easy access to both the city and the coast all very much within arm's reach. You aren't just buying a home here, you are investing in a story. This unique property not only preserves the past, but invites you to write the next chapter through its magnificent development possibilities. A golden opportunity awaits! Other features include, but are not limited to:

- Practical bathroom with a separate shower and bathtub
- Separate laundry with external access for drying
- Split-system air-conditioning to the dining room
- Ceiling fans
- Lockable storage room/bar area outside
- White plantation window shutters
- Roller shutters on south facing windows
- Deck and fire pit to the rear
- Skirting boards
- Security screens
- Gas hot-water system
- Massive “blank canvas” of a backyard with a corner garden shed and plenty of lawn space
- Single carport
- Built in 1969 (approx.)

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.