

**18B Mildmay Street, Balga, WA 6061**

**Villa For Sale**

Thursday, 23 November 2023

**18B Mildmay Street, Balga, WA 6061**

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 102 m2**

**Type: Villa**



Ronnie Abboud

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## OFFERS INVITED

Located in a quiet pocket of Balga, this villa combines contemporary comfort and convenience, making it an excellent choice for a first home or investment opportunity. Boasting three generously sized bedrooms, the two minor with built in robes, and a modern master suite with an ensuite and built in wardrobe. This home also includes well-lit living spaces, perfectly suited for entertaining guests or relaxing with family. The seamless open-plan layout effortlessly connects the living area, dining space, and kitchen, creating a warm and inviting atmosphere. The kitchen itself is built to a high standard, adorned with a large oven, ample storage options that is sure to leave a lasting impression. Located in the popular suburb of Balga, this property is close to a range of amenities, including schools, shops, and public transport. The perfect buy for those looking to break into the market, downsize or grow an investment portfolio. Currently leased until 25/03/2024 for \$525/week

Features: - Spacious master bedroom with ensuite- 2 spacious minor bedrooms with robes- Large kitchen with stone benchtops- Open plan dining/living area- Downlights throughout- Easy care courtyard- Double lock up garage

Location- 250m to Nearest Bus Stop - 600m to Barry Britton Reserve- 850m to Majella Catholic Primary School- 1.1km to North Metropolitan TAFE Balga- 1.4km to Balga Senior High School- 1.6km to Warriapendi Primary School- 2.0km to Stirling Leisure Centre - 2.3km to The Square Mirrabooka