

# 2/9 Tolcon Street, Balga, WA 6061

STATE PROPERTY ADVISORY

## Villa For Sale

Tuesday, 28 May 2024

2/9 Tolcon Street, Balga, WA 6061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Paul Samuels  
0401080886

**From \$550,000**

Nestled in the heart of Balga, this stunning property invites you to experience the epitome of modern living. With its sleek design and convenient location, 9B Tolson Street is more than just a home - it's your new sanctuary. Features Include:

- Freshly painted, new blinds, and new carpets
- Reverse cycle air conditioning
- All bedrooms have built-in robes

Step inside and be greeted by the spacious open-plan layout, where natural light floods through expansive windows overlooking the courtyard, creating a bright and airy atmosphere. The stylish kitchen boasts stainless steel appliances, a dishwasher, ample storage, and a huge breakfast bar, perfect for culinary enthusiasts and casual dining alike. Relax and unwind in the luxurious master suite, complete with a built-in wardrobe and a chic ensuite bathroom. Two additional bedrooms offer comfort and versatility, ideal for families, guests, or a home office. With low-maintenance living in mind, this home offers the perfect blend of indoor-outdoor lifestyle. Celebration Park is just at the end of the street, and it is only a short distance to Wanneroo Road and Reid Highway. Conveniently located close to schools, parks, shops, and public transport, 9B Tolson Street offers the ultimate in lifestyle convenience. Whether you're commuting to work or exploring the vibrant surrounding area, everything you need is right at your doorstep. Land Area 210sqm see survey strata plan Don't miss your chance to make this stunning property your own. Contact us today to arrange a viewing and start living the life you deserve at 9B Tolson Street, Balga. Welcome home! The property is sold on an unfurnished basis. Contact: Nigel Samuels - 0419 988 807 Paul Samuels - 0401 080 886 Council Rates: Approx. \$1580 Water Rates: Approx. \$1001 No Strata levies

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