

**20A Elward Way, Balga, WA 6061**



**House For Sale**

Wednesday, 8 May 2024

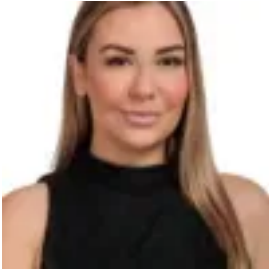
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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Madison Purvey  
0861026696



Brian Purvey  
0400004642

**From \$519,000**

With opportunity at your fingertip, this perfect investment is calling your name. STREET-FRONT villa that is modern in design created by Inspired Homes, this residence is the potential you are looking for. Step inside and be greeted by the open plan living and dining area adorned with pristine tiled floors, invites relaxation and effortless entertaining. The heart of the home lies in its expansive kitchen, featuring sleek cabinetry, including a dishwasher, and ample bench space. Indulge in the ultimate comfort within the sanctuary of the master bedroom with twin mirrored robes, complete with a private ensuite for added convenience and style. Boasting built-in robes in the remaining bedrooms that share the main family bathroom. A private courtyard for outdoor enjoyment, and a separate laundry with a dedicated outdoor drying area. Parking is a breeze with the inclusion of a double lock-up garage, providing secure storage. Top this all off with no Strata fees. Conveniently located within walking distance to North Balga Primary School, Camberwell Park, and Brian Burke Reserve. Nearby Stirling Leisure Centre, Soccer, and Cricket Clubs offer opportunities for active living. For daily essentials, a short stroll will take you to the nearby IGA, while access to public transportation is effortless with bus routes 371 & 386 connecting you to Morley Bus Station, Warwick Train Station, Kingsway City Shopping Centre, and Roe Street (Northbridge). Education options abound, with schools such as East Hamersley Primary School, Warriapendi Primary School, Balga Senior High School, Gladys Newton School, and Majella Catholic School all within close proximity, providing families with a plethora of choices for their children's education.