

# 20A Emsworth Way, Balga, WA 6061



## Villa For Sale

Wednesday, 24 January 2024

20A Emsworth Way, Balga, WA 6061

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 232 m2

Type: Villa



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## OFFERS IN THE \$500,000's

Boasting a spacious floor plan comprised of three large bedrooms, two bathrooms and engaging open plan kitchen living and dining area & Bonus of additional Theatre Room which is quite rare for a similar Villa. This modern space features carefully selected contemporary fittings, fixtures and appliances providing a villa of enduring quality, finish and style. Conveniently situated close to the beach, CBD and airport and complete with a private double garage, 20 Emsworth Way presents a unique opportunity to buy an affordable and stylish villa in a fantastic location.- Home on 232m<sup>2</sup> of land with 155m<sup>2</sup> of house (includes garage & alfresco)- Open plan kitchen, dining and living area with direct access to alfresco area & spacious courtyard - Stylish kitchen featuring 600mm stainless steel oven, gas cook-top, range hood and dishwasher- Reverse Cycle Split-System Air-Conditioning living area- Coffered ceiling to living area creating a sense of space - Spacious master bed with built-in-robe & Daikin Reverse Cycle Split-System Air-Conditioning- Stylish ensuite bathroom - Good size second and third bedrooms both featuring built in wardrobes- Separate theatre room (this could also be used as a large Study)- Main bathroom with bathtub & Shower in Bathtub, W/C - Skirting boards, down lights & window treatments throughout- Security alarm system- Double lock up garage with storage - No strata fees (All Owners arrange separate Building Insurances)- Council Rates (City of Stirling) - \$1,580.43 p/a- Water Rates - \$1025.04 p/aDisclaimer: The information provided herein has been prepared with care however it is subject to change and cannot form part of any offer or contract. Whilst all reasonable care has been taken in preparing this information, the seller or their representative or agent cannot be held responsible for any inaccuracies. Interested parties must be sure to undertake their own independent enquiries.