

249 Mirrabooka Avenue, Balga, WA 6061

slp.

House For Sale

Thursday, 13 June 2024

249 Mirrabooka Avenue, Balga, WA 6061

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 368 m2

Type: House



Amy Dhillon
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EXPRESSIONS OF INTEREST

Amy Dhillon Proudly Presents 249 Mirrabooka Ave, Balga, WA 6061 Welcome to the stunning family home on a generous land size of 368sqm and offers an abundance of living space both inside and out. As you enter the property, you are welcomed into a spacious lounge room that provides the perfect space for relaxation and entertainment. The room features large windows that allow plenty of natural light to flow through, creating a warm and inviting atmosphere. The fully renovated kitchen is equipped with modern appliances and features an adjoining big meal area which can be also used as a second living area, providing the perfect space for family gatherings and entertaining guests. The property boasts 3 bedrooms, Two great sized bedrooms and a big master bedroom. The property also features a central bathroom, ensuring that the whole family has access to a modern and comfortable space to freshen up. Outside is oriented to less work and more play, with a huge undercover patio area for entertainment for those who love to spend time outdoors, that provides ample space for children to play, pets to run around, or for hosting outdoor gatherings with friends and family. Located in a convenient location, this property is just a short distance from local shops and transportation options, making it the perfect home for those who want easy access to everything. - Approximately 368sqm block size- Fully equipped kitchen featuring a stylish colour scheme, gas cooking, and ample storage space- Modern central bathroom plus a separate WC- Two generously sized bedrooms along with a spacious master bedroom- Expansive undercover patio, ideal for alfresco gatherings and accommodating children and pets- Abundant parking space, including a front area and storage shed at the back- Roller shutters for added security and privacy- Security doors installed at both the front and back entrances- Three reverse cycle air conditioning units for climate control Strategically located only about 13 km from Perth's CBD, this property offers convenient access to schools, Linthorn Reserve, Mirrabooka shops, public transport, and the beach within a 15-minute drive. With easy access to Reid Highway and just a 20-minute drive to the airport, it's an excellent choice for FIFO workers. Whether you're an owner-occupier seeking your dream home or an investor eyeing potential rental income of approximately \$650 per week, this property presents an attractive opportunity. And the best part? There are no strata fees! Don't miss out on this incredible opportunity! Contact AMY DHILLON at 0470 231 860 for more information or to arrange a private viewing before it's too late! 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.