

24B Mentone Road, Balga, WA 6061



Sold Villa

Sunday, 5 November 2023

24B Mentone Road, Balga, WA 6061

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Villa



Darren Horler

\$465,000

Spacious circa 2012 'middle' villa in neat triplex development. Ideally located close to the Hamersley / Balcatta borders with easy access to Wanneroo Road, Warwick Grove Shopping Centre and local shops. The property offers:- open plan lounge / dining with split system air con- roomy kitchen with plenty of cupboard space, dishwasher and gas cooktop- main bedroom with walk-in robe and ensuite- two additional bedrooms- second bathroom with shower, vanity, bath and WC- laundry with linen storage and rear drying area- spacious courtyard off lounge room (New owner could add a pergola / alfresco)- double garage with storage at rear plus rear access to c/yard- NO annual levies, just joint insurance at approx \$540pa- shire rates approx \$1600pa- water rates approx \$1200pa There are existing tenants on a monthly periodical lease. Market rent today approx \$500+/week. Vacant possession is also available at settlement if required. Don't delay this lovely property will sell quickly. Viewings at home opens or by appointment.