

**25B Kilmurray Way, Balga, WA 6061**

**slp.**

**Villa For Sale**

Tuesday, 30 April 2024

25B Kilmurray Way, Balga, WA 6061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Amy Dhillon  
1300947777

## EXPRESSIONS OF INTEREST

Amy Dhillon Proudly Presents 25B Kilmurray Way, Balga Welcome to the stunning family home which is situated in a sought after area of Balga near Linthorne park and close the Beach road and Reid Highway exit , this property offers an excellent opportunity for both discerning Investors or an owner-occupiers. As you enter the property, you are welcomed into a spacious lounge room that provides the perfect space for relaxation and entertainment. The living room features large windows that allow plenty of natural light to flow through, creating a warm and inviting atmosphere. The fully functional kitchen is equipped with modern appliances and features an adjoining meal 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, all with built in robes. Master bedroom features an EnSuite & mirrored robe, Main bathroom with bathtub and separate WC. Double remote control garage with shoppers entrance ,lockable storage room located at the back of the house. . THIS FAMILY FRIENDLY HOME BOASTS- Beautiful tiles in living areas, passage & in laundry and bathrooms and Carpet in Bedrooms- reverse cycle Air conditioning - Quality Stainless Steel appliances- Roller Shutters- Master Bedroom with BIR and Ensuite- Good size Bedroom 2&3 both with BIR- Quality security screens on windows and security door - Open plan living/dining area - Bathtub in a second bathroom - Separate Toilet- Dishwasher recess - Double Lock up Garage with Shoppers entry - Separate laundry - Separate linen closet with shelves- Low maintenance private Alfresco area- Separate Lockable Storage room NO STRATA FEE!! Only about 13 km to Perth's CBD it is enviably positioned for quick access to schools, public transport ,Linthorne Park, 5 minutes Drive to Mirrabooka shopping Centre , 15 minutes drive to the beach, 3 Minutes Drive To North Metro TAFE With Easy access to Reid Highway, 25 minutes drive to the airport makes it perfect choice for FIFO. Perfect dream home for owner occupiers and potential rental income of approximately \$600 per week makes it as attractive for investors!! So what are you waiting for, pick up your phone and dial 0470 231 860 to speak to AMY DHILLON for more information or arrange a private viewing before it is 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.