

# 29C Walderton Avenue, Balga, WA 6061

## Villa For Sale

Thursday, 22 February 2024

29C Walderton Avenue, Balga, WA 6061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Sandy Pralica  
0893004000

## OFFERS ABOVE \$479,000

If you're seeking a life of convenience and low-maintenance living, this villa is securely nestled in a complex of 4. Built in 2015, this lovely abode is perfect for empty nesters, astute investors, or those seeking an entry-level haven in a central location. The accommodation consists of 3 bedrooms, and 2 bathrooms plus a paved courtyard and artificial lawn. Ideally positioned at the back of the complex, this property offers both security and peace of mind, all with NO STRATA FEES.3 Bedrooms | 2 Bathrooms | Kitchen | Living | Dining | Double lock up Garage | Separate lock up store room

**PROPERTY HIGHLIGHTS** Master bedroom with large mirrored built-in robes, split system air conditioning and tinted windows Modern Ensuite with shower, vanity with stone top, wc 2 minor bedrooms with built-in robes Modern Family Bathroom with shower, vanity with stone top and wc Kitchen provides:- 900mm gas cooktop, 600mm electric oven- Rangehood- Dishwasher- 50mm Stone Benchtop with waterfall edge Open plan dining and lounge with split system air conditioning Paved courtyard with garden Double lock up garage with extra storage space Appealing frontage with artificial lawn and small garden. There are NO Strata Fees, just a common insurance split with all 4 villas. For a copy of the floorplans and strata plan, please email [sandy@platinumrealtygroup.com.au](mailto:sandy@platinumrealtygroup.com.au)