

**32B Selhurst Way, Balga, WA 6061**



**Villa For Sale**

Monday, 22 January 2024

32B Selhurst Way, Balga, WA 6061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Frances Goncalves

0892460050

## Set Date Sale

Set Date Sale. All offers presented Tuesday 6th Feb at 12pm. Nestled in a quiet spot, adjacent to the lovely tree-lined Selhurst Way Park and boasting high-quality specifications in a 2018-built group of just three properties where there are no strata fees, this stylish 3 bedroom 2 bathroom middle villa defines low-maintenance lock-up-and-leave modern living in an ultra-convenient location, around the corner from Balga Primary School and close to the sprawling Princess Wallington Reserve parklands, Balga Leisure Centre, fantastic children's playgrounds and shopping at Balga Plaza. At the front of the floor plan, the third bedroom has double-sliding mirrored built-in wardrobes and can easily be utilised as a study, if need be. The open-plan living, dining and kitchen area beyond it plays host to sparkling stone bench tops, a large fridge recess, a storage pantry, tiled splashbacks, double sinks and stainless-steel Blanco appliances – including a dishwasher, range hood, gas cooktop and under-bench oven. Off here, a private rear alfresco-entertaining courtyard is a delightful place to relax and unwind. The spacious master suite features triple-sliding-door mirrored built-in robes, as well as a good-size ensuite bathroom with a shower, vanity, toilet and under-bench storage. Next to the main bathroom, the second bedroom also has mirrored built-in robes. Other important nearby amenities include Balga Senior High School, Warriapendi Primary School, the Gladys Newton School, Majella Catholic Primary School, John Septimus Roe Anglican Community School, Mercy College, more shopping at Warwick Grove, Stirling Central, the new Roselea complex and The Square in Mirrabooka, community sporting clubs, public transport and major arterial roads for easy access to the city, coast, Perth Airport and even our picturesque Swan Valley. An enviable lifestyle awaits! Other features include:-  
• Tiled flooring to the living space  
• Carpeted bedrooms  
• Separate bath and shower in the main bathroom  
• Separate laundry with storage and a private drying courtyard  
• Separate 2nd toilet  
• Double-sliding-door linen cupboard  
• Split-system air-conditioning to the living area  
• Full security-alarm system  
• LED lighting  
• Venetian blinds  
• Instantaneous gas hot-water system  
• Easy-care gardens  
• Remote-controlled double lock-up garage, with storage space, access to the rear and internal shopper's entry  
To find out more about this property, you can contact agent Frances Goncalves on 0414 136 151 or by email at [fgoncalves@realmark.com.au](mailto:fgoncalves@realmark.com.au)