

# 34 Balmain Road, Greenmount, WA 6056

## Sold House

Saturday, 17 February 2024



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Bedrooms: 4

Bathrooms: 2

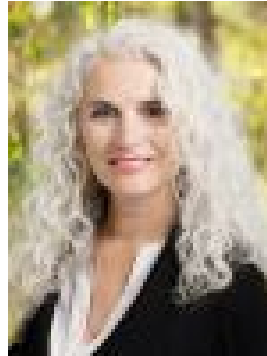
Parkings: 2

Area: 880 m2

Type: House



Randi Macpherson  
0408559247



Jo John  
0401583757

**\$685,000**

If you've been dreaming of an easy-breezy lifestyle in a charming spot on the Hill, you're probably looking for something where everyone in the family can claim their own space. Where all the big jobs are already done. A home bursting with features but not so high maintenance you're going to have to plan a commitment ceremony with the weekend gardening. Oh, and a pool would be a bonus. Well, don't we have the house for you! Located smack-bang next to a sprawling public park, this freshly painted, four bedroom home offers an abundance of space, comfort, and all the mod cons. Inside, you'll be greeted by a warm wave of bright lightness and cosiness. Gleaming white walls and brand-new carpets in the bedrooms mean your style foundations are taken care of in these welcoming spaces. Gather in the spacious lounge for Friday night movie sessions or let the conversation flow and solve the problems of the world in the open-plan kitchen, dining, and family area. Need a dedicated homework corner? The versatile study provides a fantastic solution, or you could easily turn this space into one amazing Butler's pantry or white goods storage room if that's your jam. Features Include:• Family home with room for everyone• Freshly painted white throughout with new carpets in all the bedrooms• Roller shutters on most windows• New LED lights in family area, bathroom vanity in family bathroom, bathroom mirror & exhaust fans in both bathrooms plus ceiling fans in bedrooms• Good size front lounge room• Kitchen with breakfast bar & walk in pantry, open-plan to dining & family area• Sliding doors from family area to patio & pool• Study is off the kitchen but could also be an awesome Butler's pantry or white goods storage• Main bedroom has a walk-in robe, ensuite with shower, vanity & WC & new ceiling fan • 3 further double bedrooms with wardrobe alcoves & new ceiling fans• Family bathroom has a new vanity, floor-to-ceiling tiles, bath & separate shower• Evaporative air-conditioning• 2 gas points• 5KW solar panels• Double garage with remote door• Public open space/park next door• Side access• Rear lawn & large garden bed (either easy-care as is or a blank canvas for a green thumb)• Garden shed• 880sqm blockOutside, you have options: cool off in the shimmering pool on scorching summer days and invite your favourites over for drinks and a collective unwind on the patio. But that's just the start because the expansive block provides other possibilities besides the lawn, large garden bed, and storage shed. There's scope here to turn the outside living spaces into pretty much anything you can envision. With 5KW solar panels powering your home and evaporative air-conditioning keeping you cool, this home prioritises both sustainability and comfort. Midland is only minutes away in the car where you can access the cafe strip, cinema, endless shopping, and public transport to get you straight into the CBD or beyond. Breathe out, spread out, bliss out. For more information on 34 Balmain Road Greenmount or for friendly advice on any of your real estate needs please call Randi Macpherson on 0408 559 247 or Jo John on 0401 583 757.