

**34 Treen Street, Balga, WA 6061**



**Sold House**

Sunday, 20 August 2023

34 Treen Street, Balga, WA 6061

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 728 m2**

**Type: House**

**\$560,000**

Welcome to 34 Treen Street Balga, a charming house that offers a comfortable and convenient lifestyle. This property boasts 3 bedrooms, 2 living zones and 1 bathroom, making it ideal for families or those looking for extra space. Situated on a generous 728 sqm of land, this house offers great opportunity for those after green titled land with R40 zoning and development potential. Recently renovated and having just 1 owner for the last 40 years it doesn't take long after walking in to appreciate the amount of care and love that has been taken in maintaining this family home. Keen cooks will appreciate the large and thoughtfully renovated kitchen with modern colours and quality appliances. For those who love to entertain you will be drawn to the oversized patio and huge backyard perfect for meals, parties and more. If you have been searching for that hard to find mix of comfortable modern living and spacious land then this is the one for you, perfect for first home opens, investors and developers alike.

Land- 728m<sup>2</sup>- R40 zoned- No easements Property Features- 3 spacious bedrooms- 1 bathroom with full size bath and shower (new vanity) - Beautiful floor boards throughout- Large living room- Double brick construction - Newley renovated kitchen with quality appliances including new dishwasher - Plantation shutters to kitchen and family room- Split system A/C units in Lounge, family and master bedroom - Freshly painted throughout- Security screens on front and rear doors- All gutters and downpipes replaced - 21 Panel solar power system- Perfect outdoor entertaining area with café blinds to the patio

Location!- Walking distance to Feildgate reserve, Wanneroo Derrington Reserve, Hartley Way Bushland and Cartwright Hewett Reserve - 550M to the Feildgate shopping complex- 40M to the nearest bus stop- 1.4KM to East Hamersley Primary School- 2.3KM to Stirling Central Shopping Centre- Approx 15 minutes to Trigg Beach- Approx 13KM to Perth CBD- Approx 25 minutes to Perth Airport