

# 3B Birchley Crescent, Balga, WA 6061

## Villa For Sale

Wednesday, 13 December 2023

3B Birchley Crescent, Balga, WA 6061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 208 m2**

**Type: Villa**



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## Offers in the High \$400s

Welcome to 3B Birchley Crescent, Balga! This stunning villa offers a perfect blend of comfort, style, and convenience. With its modern architecture and well-designed interiors, this property is sure to impress even the most discerning buyer. Plus the property has just been freshly painted throughout. Featuring three spacious bedrooms and two well-appointed bathrooms, this home provides ample space for a growing family or those who love to entertain guests. The master bedroom comes complete with an ensuite, ensuring privacy and convenience. The open-plan tiled living and dining area seamlessly flow into the well-equipped kitchen, making it the heart of the home. The kitchen boasts quality fixtures and fittings, including stainless steel appliances, making meal preparation a breeze. Step outside and discover the easy care paved courtyard. The double garage provides secure parking for two vehicles, ensuring your vehicles are always protected. Located in the sought-after suburb of Balga, this property is conveniently situated near schools, parks, and shopping centers. With easy access to public transportation and major highways, commuting to the city or other parts of Perth is a breeze. Don't miss the opportunity to make this beautiful villa your new home. The price guide for this property is Offers in the High \$400s. Expected rental return of \$550 per week, the property is vacant and ready for occupation. Council Rates: \$1,569.55 PA Approx Water Rates: \$984.18 PA Approx NO STRATA FEES