

**4/60 Balga Avenue, Balga, WA 6061**

**slp.**

**Unit For Sale**

Saturday, 13 April 2024

4/60 Balga Avenue, Balga, WA 6061

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 264 m2**

**Type: Unit**



Amy Dhillon  
1300947777

## EXPRESSIONS OF INTEREST

HOME OPEN:- 20/04/2024 12:00PM-12:30PM Amy Dhillon Proudly Presents 4/60 Balga Avenue, Balga, WA 6061 Whether you're a first-time homebuyer, an astute investor, or simply budget-conscious, this property deserves a top spot on your list. This lovely home is set on a 264-sqm block of land, which is suitable for large families, investors, or anyone who wants to get a great feeling of a well-maintained home that ticks all the boxes. As you enter the property, you are welcomed into a spacious lounge room that provides the perfect space for relaxation and entertainment. The room features large windows that allow plenty of natural light to flow through, creating a warm and inviting atmosphere that adjoins the living and dining areas. Adding to this family home's indisputable appeal is also a generously sized kitchen with stainless steel appliances, plenty of bench space, a good amount of storage for all of your kitchen essentials, and excellent views to the rear yard. The property boasts 3 bedrooms, two great sized bedrooms and a spacious master bedroom. The property also features a central bathroom, ensuring that the whole family has access to a modern and comfortable space to freshen up. Step outside into the backyard & you'll find a massive yard with a lockable carport and shed on the side for the storage. Outside is oriented to less work and more play, with a huge backyard for entertainment for those who love to spend time outdoors, that provides ample space for children to play, pets to run around, or for hosting outdoor gatherings with friends and family. Located in a convenient location, this property is just a short distance from local shops and transportation options, making it the perfect home for those who want easy access to everything. - Approx. 264 sqm block size- Fully equipped kitchen with stylish colour scheme, gas cooking and lots of storage space- Modern central bathroom - Separate toilet- Reverse cycle air conditioning- Roller shutter- Security door at entrance- Beautiful floorboards, Tiles in wet areas- Downlights Through out- Huge main bedroom with BIR- Great sized bedroom 2 & 3- Big backyard suited to alfresco events, children and fur babies- Solar panels- Separate Lockable Storage room - Low maintenance backyard- Separate linen closet with shelves- Single lock up garage leading to rear yard you can park another car at the back plus lots of parking at the front and storage shed at the back Only about 13 km to Perth's CBD it is enviably positioned for quick access to schools, Local shops, public transport and 15 minutes' drive to the beach. With Easy access to Reid Highway, 20 minutes' drive to the airport makes it perfect choice for FIFO. Perfect dream home for owner occupiers and potential rental income of approximately \$550 per week to \$570 per week makes it as attractive for investors!! Don't miss this golden opportunity to make this your next move. So what are you waiting for, pick up your phone and dial 0470 231 860 to speak to AMY DHILLON for more information before it is too late!! Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.