

# 4 Baloo Place, Koongamia, WA 6056



## House For Sale

Tuesday, 28 November 2023

4 Baloo Place, Koongamia, WA 6056

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 481 m2**

**Type: House**



Lindsay Earnshaw



Shirley Williams  
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## Offers Over \$449,000

END DATE SALE: ALL OFFERS PRESENTED BY 2PM WEDNESDAY 13th DECEMBER 2023 (the seller reserves the right to sell prior to the end date without notice). This crackerjack of a property is far more than just a house - it could be the beginning of a fantastic real estate journey for a savvy investor or lucky family. Regardless of whether you live in it and enjoy the sweet house, lovely gardens, and well-maintained interiors or you invest to add to your portfolio, this property is a smash hit. If you're considering it as a family home, the lifestyle benefits tick a whole lot of boxes. The massive convenience of being within walking distance of shops, schools, and parks makes this property a haven for a small family (or family-to-be) seeking both accessibility and community. The well-designed layout and thoughtful features, including multiple split system air cons, the fresh and cute kitchen, neat bathroom, convenient study nook, and touches like the calming grey interior walls add up to a lovely little nest for a lucky family. For those eyeing this property as an investment, the numbers speak volumes. With a current tenancy agreement in place, yielding \$520 per week until February 10th next year, the financial prospects are as impressive as the property itself. Or, do both. Live in it for now as you build your portfolio - there aren't many improvements that need doing right away but no doubt you can find something to spruce up - and rent it out later. This might just be a great strategic move to secure your financial future that also gives you an adorable home to live in for now. Features Include: • Well maintained 1987 built brick & tile home • 3 cheery bedrooms • 1 updated bathroom • Separate lounge room • Tidy kitchen & meals area with easy-clean floors & natural light • Study nook • Numerous split-system air conditioners • Lovely gardens with several fruit trees • Garden shed • Concrete driveway • Opposite reserve • Walking distance to shops, school & parks • Easy care 481sqm block • Tenanted at \$520 per week until 10th February 2024 The exterior of this property is low-maintenance but with scope to add a whole lot of anything you like. There are already fruit trees and established plants in the lovely (freshly-mulched) garden out the back and a patch of lawn out front, but you could get your hands dirty and expand on what's already begun or just let the retic do its thing and spend your time and energy elsewhere. There's a garden shed for practical storage and a concrete driveway for hassle-free parking. Speaking of convenience, Midland is only a quick trip down the road with public transport within walking distance. Schools, a daycare, gym, family centre, and local sporting clubs are all close by, so you (or your youngens) have everything you need to live your best. It's the bee's knees! For more information on 4 Baloo Place Koongamia, or for friendly advice on any of your real estate needs, please call Shirley from Team Lindsay on 0414 996 706.