

4 Kirkstone Place, Balga, WA 6061



Duplex/Semi-detached For Sale

Wednesday, 24 April 2024

4 Kirkstone Place, Balga, WA 6061

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 82 m2

Type:

Duplex/Semi-detached



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Expressions of Interest

Nestled in this convenient location just a stroll to Princess Wallington Reserve, shopping and transport is this street front duplex half set on a spacious lot. Attention Investors or First Home Buyers! Are you looking to buy your first home that is affordable and actually presents well? Then this one's for you! Are you an investor? Well this duplex home presents a lucrative opportunity to add a reliable income stream to your portfolio. With tenants already in place until November 2024, you can start earning returns from day one. Features include an ample separate lounge, kitchen and meals area that flows out to a spacious yard and patio area with vehicle access down the side of the property perfect for caravans and boats and trade vehicles. Additional features include:

- 3 bedrooms, master with split system air conditioning
- Bathroom: A well-maintained bathroom ensures tenant satisfaction and convenience.
- Separate formal lounge with split system air conditioning
- Kitchen & Dining: The open plan kitchen and dining area offer a functional layout, perfect for everyday living.
- Kitchen Appliances: Equipped with a freestanding electric cooktop and oven, the kitchen meets tenants' cooking needs.
- Laundry: Linen cupboards in the laundry contribute to convenience and organisation.
- Outdoor Living: A patio overlooks the spacious backyard
- Shed
- Undercover carport

Location: Strategically located near schools, parks, shopping centers, and public transport, this property appeals to anyone seeking convenience and accessibility. On top of that the property is only 13kms from the city!! Investment Potential: With reliable tenants already in place until November 2024, this property offers immediate rental income without the hassle of securing new tenants. Take advantage of this investment opportunity to diversify your portfolio and achieve long-term financial goals. Don't miss out on this fantastic opportunity. Contact us today! David Whiteman - 0418 920 409 / Julyous Del Rosario - 0449 205 336 / Deanna Carrasco 0424 159 693 Disclaimer: Although every effort has been taken to ensure the information provided for this property is deemed to be correct and accurate at the time of writing it cannot be guaranteed, reference to a school does not guarantee availability of that particular school, distances are estimated using Google maps. Buyers are advised to make their own enquiries as to the accuracy of this information.