

4 Louden Street, Balga, WA 6061

House For Sale

Tuesday, 7 May 2024

4 Louden Street, Balga, WA 6061

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 307 m2

Type: House



Risto Todorovski
0420900936



Adam Naumovski
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End Date Sale 20/5/24

Risto Todorovski proudly presents... 4 Louden Street, Balga
End date sale - All offers presented 20/05/24 - Unless sold prior.
*****GRAND OPENS***** Thursday 9th Of May @ 5:15 - 5:45PM Saturday 11th Of May @ 2:00 - 2:30PM Sunday 12th Of May @ 2:00 - 2:30PM
Welcome to your dream home at 4 Louden Street, Balga this very big, impeccably maintained villa, built in 2013 & sitting on 307m², offers an unparalleled standard of living with its modern features and top-notch finishes. It's not just a home; it's a lifestyle choice for those seeking the perfect blend of luxury, comfort, and convenience. As you step inside, you are greeted by a spacious open-plan living area seamlessly connecting to the undercover outdoor entertaining area, perfect for hosting friends and family. The unique design provides you with two separate living spaces, a rarity in villas within the area. High ceilings throughout, along with an abundance of windows, fill the house with natural light, creating a bright and airy ambiance that's sure to lift your spirits. The heart of the home, the kitchen, is a chef's dream. Equipped with stone bench-tops, stainless steel appliances, and plenty of bench and cupboard space, it offers the perfect setting for culinary exploration. Whether it's a simple family dinner or a festive feast, preparing meals will be a delight in this well-designed space. The villa boasts three great-sized bedrooms, all with built-in robes, providing ample storage space. The main bathroom is well-appointed with a separate bath and shower. Reverse air conditioning throughout ensures your comfort in all seasons. Stepping outside, the low-maintenance, easy-care undercover entertaining area extends your living space and provides a perfect setting for alfresco dining or simply enjoying a quiet evening under the stars. The location is unbeatable with shops, parks, and schools within close proximity. A short stroll will take you to the nearest bus stop just 100m away, while field gate shops is merely 150m away for a quick walk. For quick grocery runs, the local IGA is conveniently located 1.3km away. The bustling hub of Centro Warwick and Karrinyup Shopping Centre, with their array of shops, cafes, bars, restaurants, and entertainment options, are just a short drive away. Whether you are a first-time home buyer, a small family, a savvy investor, or a FIFO worker, this beautiful villa at 4 Louden Street, Balga is a fantastic opportunity not to be missed. It's not just a home; it's your ticket to a high-quality lifestyle in an ultra-convenient location. Some fantastic features include:

- Immaculately maintained villa
- Built in 2013 with a modern design
- Two separate living areas
- 307m² Of land
- NO STRATA!
- Separate theatre room has the potential to become a 4th bedroom.
- Open-plan kitchen with stainless steel appliances
- Reverse cycle air conditioning throughout
- Three massive bedrooms with built-in robes
- Main bathroom with separate bath and shower
- Undercover outdoor entertaining area
- Low maintenance lifestyle
- Ultra-convenient location, close to shops, parks, schools, and transport
- Walking distance to Field gate shopping centre and bustops
- Short drive to Warwick Centro and Karrinyup Shopping Centre

PLUS PLENTY MORE! CALL RISTO TODOROVSKI ON 0420 900 936! RISTO TODOROVSKI | FOR ALL YOUR REAL ESTATE NEEDS

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