

**40C Walderton Avenue, Balga, WA 6061**

**Sold Villa**

Tuesday, 15 August 2023



40C Walderton Avenue, Balga, WA 6061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 164 m2**

**Type: Villa**

**\$570,000**

Built in 2018, 40C Walderton Avenue is a stunning double-story villa with 3 bedrooms and 2 bathrooms, presenting an ideal place to call home. This property boasts a spacious, modern design and an ingenious floor plan that maximizes space, catering to those seeking a comfortable and high-quality living experience with minimal upkeep. Upon entering, you'll be greeted by the generous and light-filled living area, providing an inviting space for entertaining guests or unwinding with family. The seamless open-plan layout effortlessly connects the living area to the dining space and contemporary kitchen, complete with stainless steel appliances and waterfall stone benchtop. Also downstairs, you will find a separate office space that would also be suitable as a bedroom if required. As you walk upstairs, you'll discover an additional living space, a generously sized master bedroom with an ensuite bathroom, and two queen-sized minor bedrooms, all with built-in robes. Offering an exciting opportunity for first home buyers, downsizers and investors alike this property will not last long, be quick to secure!

**Features-** Concrete and Brick construction throughout - quality build!!- Three large bedrooms with built in robes- Three toilets, two upstairs and one downstairs- Two bathrooms fitted with quality benchtops- Separate study downstairs- Large kitchen with stainless steel appliances and stone benchtop- Spacious open plan living area with additional upstairs living area- Ducted A/C System upstairs- Split System A/C downstairs - Easy care courtyard- Double lockup remote garage- Secure electric gate to driveway - No strata fees

**Location-** 300m to Balga Primary School- 1KM to North Metropolitan TAFE- 1.2KM to Warriapendi Primary School- 1.2KM to Westminster Primary School - 1.3KM to Gladys Newton School- 1.5KM to Balga Plaza Shopping Centre (IGA, Doctor, Dentist, Pharmacy and more) - 1.5KM to Balga Senior High School