

# 4C Derrington Crescent, Balga, WA 6061

slp.

## Villa For Sale

Wednesday, 3 April 2024

4C Derrington Crescent, Balga, WA 6061

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 250 m2

Type: Villa



Amy Dhillon  
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## **UNDER OFFER AT FIRST HOME OPEN!!**

Home Opens:-06/04/2024 1:00PM-1:30PM07/04/2024 1:00PM-1:30PM Amy Dhillon is delighted to present 4C Derrington Crescent, Balga, WA 6061. Welcome to this exquisite family home nestled on a spacious 250sqm land, offering ample living space both indoors and outdoors. This property epitomises low-maintenance living and comprises three bedrooms, a semi-ensuite bathroom featuring a bath, toilet, and shower, with an additional toilet conveniently located in the laundry. The garage has a reversing bay, a storage recess, and a rear door that leads to the outdoor space. Set at the rear this villa ensures privacy and offers two entrances for convenience: a front door with a security screen and a shopper's entrance via the garage. Inside, the main bedroom features a built-in robe and roller shutters, while additional roller shutters in the passage control light effortlessly. The kitchen is outfitted with stainless steel appliances, including a gas cooktop, range hood, dishwasher recess, and pantry, overlooking the main living area. Enjoy year-round comfort with a brand new split system reverse cycle air conditioner and a gas point in the living area. Outside, the alfresco area provides a serene space for outdoor relaxation. This property presents an attractive investment opportunity, with rental potential ranging from \$550 to \$570 per week. A solid double brick construction offering 120sqm of living space on a 250sqm land, it is conveniently located near local shops and transportation options, making it an ideal choice for those seeking easy access to amenities. Key features:- Approximately 250sqm block size- Fully equipped kitchen with stylish color scheme, gas cooking, and abundant storage space- Modern central bathroom with bathtub and separate WC- Two generously sized bedrooms with built-in robes- Master bedroom with built-in robe- Spacious backyard perfect for alfresco events, children, and pets- Lock-up garage plus driveway parking- Roller shutters on all front windows- Security door at the front- Brand new hot water system- Brand new split system in the living area Strategically situated only about 13 km from Perth's CBD, this home offers quick access to schools, Celebration Park, local shops, public transport, and is just a 10-minute drive to the beach. With easy access to Reid Highway and a 15-minute drive to the airport, it is an ideal choice for FIFO workers. Whether you're an owner-occupier or an investor, this property offers the perfect blend of comfort and convenience, with the added benefit of no strata fees. Don't miss out on this incredible opportunity! Contact Amy Dhillon today at 0470 231 860 for more information or to arrange a private viewing before it's 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.