

53A Walderton Avenue, Balga, WA 6061



Sold House

Friday, 8 March 2024

53A Walderton Avenue, Balga, WA 6061

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 406 m2

Type: House



Ramona Route
0893441322

\$630,000

WELCOMING ALL BUYERS TO A FRESHLY PAINTED 4x2x2 REAR DUPLEX (406m²) SPACIOUS DWELLING. WILL SUIT BUYERS LOOKING FOR A FAMILY HOME, FHBS, FIFOS AND INVESTORS. You don't want to miss out on this great opportunity to secure this LARGE FORMAL LIVING AREA, 4-bedroom, 2-bathroom, 2 toilets & 2 garage tidy home. Extra open space for a study nook desk to WFH/ gaming area. This duplex home is located at the rear of the property. Installed with security gates & grills around all windows and doors. Centrally located to shops, amenities & opposite BALGA PRIMARY SCHOOL To view this home please contact Ramona Route at ramona.route@raywhite.com or 0424 356 767LIVE IN FEATURES INCLUDE BUT NOT LIMITED TO ... - Separate large carpeted living room on entering the property - Master BRM, carpeted, with WIR & ensuite - 2nd, 3rd & 4th Bedrooms, carpeted & fitted with wardrobes- 2nd Bathroom fitted with tub, vanity & shower- Open plan area from kitchen flows into the dining and large lounge- Kitchen with stainless steel appliances 600mm gas top, oven & rangehood - Laundry tiled flooring, fitted with overhead cupboards & has access to the outdoors via the side of the property - Large undercover patio paved area for entertainment- Double garage access from the front of the property with 3 extra spaces for car parking outside - Ducted evaporative system throughout the house- Gas hot water system- 6.1 kw Solar system+ Much More! If you need any further information, please email Ramona on ramona.route@raywhite.com Land Area |406m²Floor Area |154.57m²Rental Appraisal in the vicinity of \$685-\$725 per weekTenancy End Date: Vacant Possession: MOVE IN IMMEDIATELYOutgoingsCouncil (City of Stirling) |\$1,608.24 pa approxWater Corporation | \$1,181.40 pa approxNO STRATA FEES***PLEASE ENSURE REGISTER YOUR ATTENDANCE AT THE DOOR ***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 the availability of that school, and distances are estimated using Google Maps. Buyers are advised to make their enquiries as to the accuracy of this information.