

**55 Derrington Crescent, Balga, WA 6061**

THE AGENCY

**House For Sale**

Tuesday, 23 January 2024

55 Derrington Crescent, Balga, WA 6061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 235 m2**

**Type: House**



Risto Todorovski  
1300243629

## END DATE SALE 06/02/24

Risto Todorovski proudly presents...55 Derrington Crescent, Balga End date sale - All offers presented 06/02/24 - Unless sold prior.\*\*\*GRAND OPENINGS\*\*\*WEDNESDAY 24th Jan @ 5:45 - 6:15pmSATURDAY 27th of Jan @ 1:30 - 2pmSUNDAY 28th of Jan @ 2:00 - 2:30pmWelcome to 55 Derrington Crescent Balga, where comfort meets elegance in this modern, beautifully presented home. Nestled in a vibrant neighbourhood, this property is an absolute gem for astute buyers, savvy investors, small families, and first home buyers. As you enter this immaculate residence, built in 2015, you are greeted with an open plan kitchen and family room. The space flows seamlessly through to the undercover outdoor entertaining area, filling the home with gorgeous natural light. The beautiful chef's kitchen, complete with stone benchtops and stainless steel appliances, overlooks the living, dining, and outdoor entertaining space. It's perfect for the avid entertainer or a busy parent keeping an eye on the kids. The cleverly designed floor plan features generous-sized bedrooms, all with built-in robes. The spacious master bedroom is complete with triple sliding robe and its very own ensuite. The residence is equipped with split-system air conditioning and feature lighting, enhancing the light and bright living environment. The outdoor features of this home are just as impressive. The undercover outdoor entertaining area flows right off the living room, extending your usable entertaining space and bringing the outdoors in. The wrap-around backyard provides extra space for pets to play. The 235sqm block is low-maintenance and easy to care for, making it perfect for FIFO workers or busy families. At 55 Derrington, the possibilities are as expansive! Whether you're an investor looking to capitalize on the rental return, or a homeowner wanting to create a home, this property offers a wealth of opportunities. Embark on the journey to realize your vision today. Some fantastic features include:- 3 bedrooms- 2 bathrooms- Open plan kitchen with stone benchtops and stainless steel appliances- Undercover outdoor entertaining area- Built 2015 - Generously sized bedrooms with sliding mirror robes- Master bedroom with walk-in robe and ensuite- Split system air conditioning and feature lighting- Conveniently located near bus stops, shops, and schools- Low-maintenance 235sqm block- Wrap-around backyard perfect for pets- Close to Wanneroo Road and various shopping centres- Warwick train-station - Cleverly designed and built in 2015- And much much more...DON'T MISS OUT CALL RISTO TODOROVSKI ON 0420 900 936 RISTO TODOROVSKI | FOR ALL YOUR REAL ESTATE NEEDS 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.