

# 6/3 Derrington Crescent, Balga, WA 6061

## Unit For Sale

Friday, 31 May 2024

6/3 Derrington Crescent, Balga, WA 6061

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 103 m2

Type: Unit



Dan Owens

0893418000

## END DATE SALE: \$300K'S

END DATE SALE: SUIT BUYERS IN THE \$300K'S ALL OFFERS PRESENTED BY 5PM TUES 11TH JUNE 2024 - UNLESS SOLD PRIOR\*\* Sellers reserve the right to accept an offer prior to end date THE DREAM... Seize the opportunity to secure an investment in Perth's thriving property market. Nestled in a well-maintained, secure complex featuring a swimming pool and close to public transport, this 3 bedroom townhouse offers an array of desirable features. On the ground floor, you'll find a kitchen equipped with gas cooking, a comfortable lounge, a separate dining area, an internal laundry, and a convenient powder room. The upstairs boasts three spacious bedrooms and a main bathroom. Outside, enjoy two private, paved courtyards with pergolas, security doors, and two secure parking spaces right at your doorstep. Conveniently situated just minutes from Fieldgate Shopping Centre and Wanneroo Road bus routes, this property is an excellent opportunity for savvy investors. Act fast - these ones don't last long! THE DETAIL... Features include but are not limited to:

- 3 Bedroom, 1 Bathroom plus 2 Carports
- Large open plan living and dining that opens onto your own private courtyard
- Separate kitchen with gas cooking
- Internal laundry and powder room
- Swimming pool in complex
- Off-street, allocated, secure under-cover parking
- Just a short stroll to Fieldgate and Derrington Reserves
- Close to Warwick Grove Shopping centre
- Close to the Wanneroo bus route and and Warwick train station
- Catchment area for North Balga PS and Warwick SHS
- Currently tenanted on a periodic lease for \$300.00 per week

For more information please contact Dan Owens on 0409 202 899 or email at [dano@daveyre.com.au](mailto:dano@daveyre.com.au)

Disclaimer - Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters.