

# 7 Wisborough Crescent, Balga, WA 6061



## Sold Duplex/Semi-detached

Saturday, 25 November 2023

7 Wisborough Crescent, Balga, WA 6061

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 48 m2

Type:

Duplex/Semi-detached



Angie Taylor

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**\$273,000**

With a little vision and some updates throughout this could be just the value for money property you have been searching for and would be an ideal fit for investors or first home buyers! An abundance of potential on a generous sized block (404sqm), this duplex half offers you an entry into the property market. Generate an income while planning your next move with this quaint home. Returning a current rental of \$290 per week with a long term tenant until June 2024. Behind the white picket fence lies a compact home with an abundance of future potential. A relaxing front porch frames the front entry and leads into an all in one living and kitchen area creating a cosy living environment. The kitchen is functional with gas cooking facilities and an abundance of light. The roomy bedroom is equipped with reverse cycle air conditioning providing all year round comfort throughout the home. A combined bathroom and laundry area is separate from the wc. This duplex half is situated on over 400m<sup>2</sup> of land, offering a large back yard for pets to roam or possibly add a pool. The front of the home boasts a single undercover carport plus room for additional parking. With its convenient location just minutes from Majella Catholic Primary School, Gladys Newton School, Warriapendi Primary School, Stirling Leisure Centre, Bina Parkland and Princess Wallington Reserve and close to Wanneroo Road and Reid Highway allowing easy transportation. If you've been searching for the right opportunity that balances great value in an excellent location, then look no further! WHY YOU SHOULD PUT THIS ON YOUR MUST SEE LIST: Large block, approx. 400sqm Picket fence 1 bedroom with reverse cycle air conditioner 1 bathroom with combined laundry All in one living and kitchen area Carport Large backyard with garden shed Brick and tile home Close to schools Close to transport No strata fees!! Ensure that you add this home to your inspection list or contact Angie Taylor of Edison Property 0417 946 056 or [angie@edisonproperty.com.au](mailto:angie@edisonproperty.com.au) for further information. TITLE PARTICULARS: Year Built: 1966 Lot Size: Duplex Half 404m<sup>2</sup> (house 48m<sup>2</sup> + porches 8m<sup>2</sup> + carport 20m<sup>2</sup>) City of Stirling Council Rates: \$1,489.74 p/a approximately Water Service: \$800.35 p/a approximately Strata Levies: NIL