

**71 Fernhurst Crescent, Balga, WA 6061**

**House For Sale**

Thursday, 13 June 2024

71 Fernhurst Crescent, Balga, WA 6061

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 728 m2**

**Type: House**



Ronnie Abboud

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## OFFERS INVITED

Guide: Mid 600s Discover the perfect blend of comfort and convenience in this charming character home, ideally located in a convenient pocket of the increasingly popular Balga. This property boasts a spacious living room, a refreshed kitchen equipped with ample storage and contemporary appliances, and multiple well-sized bedrooms featuring built-in wardrobes and ceiling fans. The bathroom is elegantly designed with quality fixtures, and the dedicated home office is perfect for remote work. Outside, the landscaped and well established garden offers a serene retreat with winding pathways, lush greenery, and a quaint garden shed. The covered patio is ideal for entertaining or enjoying quiet evenings. Additionally, the property includes a secure garage/workshop with side access and is situated close to local amenities, schools, and parks, making it an excellent choice for families. Equally appealing to investors and developers alike, located within R40 zoning - a triplex block STCA. Land- No easements - 728m<sup>2</sup>- R40 Zoned ( 3 unit site STCA) Features - Spacious living room with a cozy fireplace- Kitchen with ample storage and contemporary appliances- Multiple well-sized bedrooms with built-in wardrobes and ceiling fans- Elegantly designed bathroom with quality fixtures- Dedicated home office perfect for remote work- Landscaped garden with winding pathways, lush greenery, and a garden shed- Covered patio ideal for entertaining or relaxing- Massive workshop- Side access with secure gate for cars Location - 120m to the Nearest Bus Stop - 240m to North Metropolitan TAFE Balga- 350m to Fernhurst Crescent Reserve- 700m to Balga Junior Football Club- 800m to Balga Primary School- 950m to Majella Catholic Primary School- 1.2km to John Septimus Roe Anglican Community School- 2.0km to The Square Mirrabooka Shopping Centre