

# 7A Modena Place, Balga, WA 6061

## House For Sale

Thursday, 13 June 2024



7A Modena Place, Balga, WA 6061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 223 m2**

**Type: House**



Alex Anderson

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## Mid to High \$500s

Welcome to this stunning family home located in the conveniently located suburb of Balga just a 20 minute drive to the CBD and just 15 minutes to the airport. Situated on a quiet street, this beautifully presented property offers comfortable and functional living for the whole family. With 3 bedrooms, 2 bathrooms, and open plan living areas, this home is perfect for those seeking a modern and stylish lifestyle. The master bedroom boasts a private ensuite and a walk-in robe. The two additional bedrooms are generously sized and feature built-in robes, ensuring plenty of storage for the whole family. The main bathroom is modern and sleek and there is a second separate toilet. Located in a family-friendly neighbourhood, this home is within close proximity to schools, parks, shops, and public transport. Suitable to first home buyers, downsizers, executives and savvy investors alike. Currently rented out for \$550 per week with less than 6 months left on the lease but this property would fetch \$600 to \$650 in the current market. Schools: • [Majella Catholic Primary School - 9 Finchley Crescent, Balga WA 6061 - 0.28km Primary Mixed Non-Government 0-6](#) • [Gladys Newton School - 28 Redcliffe Avenue, Balga WA 6061 - 0.46km Special Mixed Government 0-12](#) • [John Septimus Roe Anglican Community School - 2 Boyare Avenue, Mirrabooka WA 6061 - 0.52km Combined Mixed Non-Government 0-12](#) • [Warriapendi Primary School - 28 Redcliffe Avenue, Balga WA 6061 - 0.61km Primary Mixed Government 0-6](#) • [Balga Primary School - 11 Fernhurst Crescent, Balga WA 6061 - 0.67km Primary Mixed Government 0-6](#)\*\* Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. Interested parties should make their own inquiries and obtain their own legal advice.