

**7B Elward Way, Balga, WA 6061**



**Villa For Sale**

Wednesday, 7 February 2024

7B Elward Way, Balga, WA 6061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 200 m2**

**Type: Villa**



Team Sammut  
0422493192

**From \$499,000**

You will be impressed the moment you step inside this immaculate and spacious 3 bedroom 2 bathroom villa set on an easy-care block in a fantastic location close to parkland, shopping, schools and transport. A Perfect first home or investment property - Be Quick! Features Include: \* Three generous bedrooms, two bathrooms \* Built in robes \* Spacious open plan living area with feature bulkhead ceilings \* Stylish kitchen with stainless steel appliances incl dishwasher \* Main bathroom with bath tub \* Tasteful neutral décor throughout \* Split system air-conditioning x 3 \* Lovely decked outdoor entertaining area \* Security screens & alarm \* Double garage with extra storage at rear and shoppers entry \* Solar panels for electricity savings \* Low maintenance 200sqm block \* Small group of 3 - no strata fees \* Great location close to parkland, shopping, schools & much more \* An absolute must see For more information or to organise a viewing call TEAM SAMMUT today! Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract.