

**92C Finchley Crescent, Balga, WA 6061**

**slp.**

**Sold Villa**

Friday, 25 August 2023

92C Finchley Crescent, Balga, WA 6061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 227 m2**

**Type: Villa**

**\$420,000**

Privately positioned to the rear, this delightful freshly painted 3 bedroom 2 bathroom villa is the perfect hideaway and just happens to be nestled close to all of your everyday amenities, too. The added bonus is the carport that offers under-cover parking for an extra car and room to park another car in front of the garage, separate from the double lock-up garage only inches away. Inside, the pick of the sleeping quarters is a larger master-bedroom suite, with the main bathroom servicing the other bedrooms with its own bathtub and separate shower. The neatly-tiled open-plan living, dining and kitchen area is headlined by a single-door storage pantry, double sinks, a range hood, gas cooktop and an under-bench oven. It also seamlessly flows outdoors to a lovely paved entertaining courtyard where some fresh air can be enjoyed and breathed in. Extras include brand new carpets, high ceilings, gas point in living room, fans in all bedrooms, storage in garage and rear access from the garage. Expected rental income is currently \$575 - \$600 a week! Hop, skip or jump to bus stops and a plethora of local parks (including the sprawling Barry Britton Reserve) just around the corner, along with the likes of Balga Senior High School, Warriapendi Primary School, Gladys Newton School, Majella Catholic Primary School and the North Metropolitan TAFE. Other nearby educational facilities include Balga Primary School, Mercy College and John Septimus Roe Anglican Community School, with the local shopping village, more shopping at The Square in Mirrabooka and Warwick Grove, the Balga Leisure and Community Centres, other public-transport options and major arteries for easy access to both the city and the coast all very much within arm's reach. Nest or invest, but don't delay your decision - whatever you do! Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.