

**96 Walderton Avenue, Balga, WA 6061**



**Sold House**

Thursday, 12 October 2023

96 Walderton Avenue, Balga, WA 6061

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 430 m2**

**Type: House**



Ronnie Abboud

0481962880

**\$440,000**

This recently renovated 3 bedroom, 1 bathroom family home on a large 430m<sup>2</sup> block in Balga presents an exciting opportunity for all buyers! What sets this property apart is its strategic location, nestled near many of schools, shops, parks, and various amenities that cater to your daily needs. The convenience is unmatched, as you're just a stone's throw away from all the essentials, striking a harmonious balance between affordability and a prime location. The home is thoughtfully designed for low-maintenance living. Inside, you'll find three generously sized bedrooms, a contemporary kitchen with ample cupboard space, a cozy lounge room, and a spacious additional living/games room - offering a versatile layout for your unique needs. Plus, with air conditioning and ceiling fans, year-round comfort is guaranteed. Multiple on-site parking options provide added convenience. Whether you're an investor, first home owner looking for a bit more space or downsizer wanting to be in an easy location, this ticks all the boxes. Don't miss out on the chance to make this house your home. Land - R40 Zoned - 430m<sup>2</sup> - Duplex Development Potential (STCA) Plans available for a 2 unit development - please contact agent for a copy. Property Features:- Three Spacious Bedrooms - Contemporary kitchen with ample cupboard space- Cozy lounge room and - BIG additional rear living room- Air conditioning and ceiling fans for year round comfort- Multiple on-site parking options for convenience- Big front yard with large garden bed Location: - 100m to Balga Primary School- 350m to Nearest Bus Stop- 350m to Heyshott Lancing Reserve- 400m to Fernhurst Crescent Reserve- 800m to Warriapendi Primary School- 1km to Gladys Newton School- 1km to Balga Plaza Shopping Centre - 1.1km to Balga Senior High School