

13 Balmain Loop, Harrisdale, WA, 6112



House For Sale

Wednesday, 25 September 2024

13 Balmain Loop, Harrisdale, WA, 6112

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



Ramona Route
0893441322

13 BALMAIN LOOP, HARRISDALE WA 6112 - FROM HIGH \$800,000

'HAVE YOUR CAKE AND EAT IT TOO' THIS 4X2X2 HOUSE WITH THEATRE ROOM & STUDY NOOK BUILT IN 2023, UPGRADED AND TENANTED WITH A RENTAL OF \$750 PER WEEK.

THIS HOME IS AN INVESTOR'S DREAM. ALSO, A FIRST HOMEOWNERS DELIGHT, WITH CUSTOM BUILD, OFF PLAN WITH ITALIAN APPLIANCES AND PREMIUM FITTINGS.

Sitting across 4 major school zones and accessible to major shopping facilities, maintains privacy nestled by a quiet street.

If you don't want to miss an opportunity to view this property, please register your interest with Ramona Route on 0424 356 767 / ramona.route@raywhite.com immediately

PROPERTY FEATURES:

- Large main bedroom with his & hers walk in robes
- En-suite with double vanity & big shower with a glass screen
- 31 course Open plan lounge, dining & kitchen area
- Ducted reverse cycle air conditioner
- Separate theatre room
- Stone kitchen benchtop
- Kitchen with breakfast bar, overhead cupboards and modern appliances, and an open pantry
- Bedrooms 2,3 & 4 carpeted with double wardrobes
- Main bathroom with separate shower, tub and vanity
- Separate toilet
- Separate Laundry with linen cupboard
- Double remote garage
- Undercover alfresco area fully paved
- Tidy low maintenance front yard
- Reticulation system
- Paving all around with Artificial grass
- +Much more

PROPERTY PARTICULARS:

- Block Size: 334sqm
- Living Area: 162 sqm
- Land Rates: \$2,710.20pa approx
- Water Rates: \$1,345.00 pa approx
- Rental yield potential: \$750 -780 p/w
- Tenanted until 30th JUNE 2025

***PLEASE ENSURE REGISTER YOUR ATTENDANCE AT THE DOOR ***

Disclaimer:

Although every effort has been taken to ensure the information provided for this property is deemed to be correct and accurate at the time of writing it cannot be guaranteed, reference to a school does not guarantee the availability of that school, and distances are estimated using Google Maps. Buyers are advised to make their enquiries as to the accuracy of this information. Ray White Whiteman & Associates accepts no responsibility for the results of any actions taken, or reliance placed upon this document by a client. Figures and information may be subject to change without notice.