

18B Playden Way, Balga, WA 6061

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PROPERTY

House For Sale

Wednesday, 3 July 2024

18B Playden Way, Balga, WA 6061

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 191 m²

Type: House



Greg Chapman
0407466502

Closing date sale

All offers presented on Wednesday 17th July 2024 unless sold prior. Price guide and property information available 24/7 by sending an email enquiry which will be responded to within 5 mins. Please check your junk email. The sellers reserve the right to accept an offer prior to the closing date. Welcome to 18b Playden Way, a neat and inviting 3-bedroom, 2-bathroom home nestled in a small, friendly complex of just three homes. Perfectly situated in a convenient location, this property offers easy access to a host of amenities. Enjoy the tranquility of nearby parks and reserves, while being just a short stroll from Balga Primary School. The Balga Campus TAFE is only moments away, making this an ideal spot for students or educators. For all your shopping needs, local shops are within easy reach, and a short drive takes you to the bustling Mirrabooka Square Shopping Centre. Step inside and be greeted by the warmth of bamboo floors that extend throughout the home. The spacious main bedroom boasts an ensuite bathroom and ample storage, providing a private retreat for relaxation. The modern kitchen is a chef's delight, featuring gas cooking, an electric oven, and a dishwasher, along with plenty of bench space for meal preparation. The open-plan living area is equipped with a split system air conditioner, ensuring comfort all year round. For those who love to entertain, the covered outdoor area is perfect for gatherings with family and friends. Security is a priority in this home, with an alarm system and steel mesh screen door for added peace of mind. Features at a glance:- 3 bedrooms, 2 bathrooms- Bamboo flooring throughout- Spacious main bedroom with ensuite- Modern kitchen with gas cooking, electric oven, and dishwasher- Generous bench space- Split system air conditioner- Covered outdoor entertaining area- Alarm system and steel mesh screen door for security- Close proximity to parks, Balga Primary School, and Balga Campus TAFE- Easy access to local shopping and a short drive to Mirrabooka Square Shopping Centre- No strata fees, only common property insurance approx. \$235/yr- Council rates \$ 1,565.92 per annum- Water rates \$ 1,116.35 per annum Discover the perfect blend of comfort, convenience, and charm at 18b Playden Way, Balga. This delightful villa is ready to welcome you home! Disclaimer: In the preparation of this document, we have exerted our utmost effort to ensure the accuracy and truthfulness of the information provided. However, we do not assume any responsibility and hereby disclaim all liability for any errors, omissions, inaccuracies, or misstatements that may be present. Interested parties are encouraged to conduct their own investigations to confirm the validity of the information contained herein.