

**22 Loughton Way, Balga, WA 6061**



**House For Sale**

Saturday, 29 June 2024

22 Loughton Way, Balga, WA 6061

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 784 m2**

**Type: House**



Julyous Del Rosario  
0894415239



David Whiteman  
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## Expressions of Interest

Your Dream Home Awaits! 3 Bedroom Gem in Prime Location - Ideal for Investors and First Home Buyers! Discover this delightful 3-bedroom, 1-bathroom home situated on a generous 784sqm block just 14km from the Perth CBD. Ideal for both investors and first home buyers, this property offers a perfect blend of comfort, space, and convenience. Additional Key Features:

- Bedrooms: 3 spacious bedrooms, perfect for a growing family or rental potential.
- Bathroom: 1 well-appointed bathroom.
- Living Spaces: Enjoy the formal lounge and separate dining area, perfect for entertaining guests.
- Kitchen: Spacious kitchen equipped with gas cooking, ample counter space, and storage.
- Laundry: Generous laundry room with extra space for your convenience.
- Outdoor Areas: Two sheds for additional storage, an enclosed patio for year-round outdoor enjoyment.
- Garage: Single garage, providing secure parking and storage.
- Block Size: Expansive 784sqm block with Residential 40 zoning, offering potential for future development.

Location Highlights:

- Only 14km to Perth CBD - enjoy the benefits of city living without the hustle and bustle.
- Excellent public transport options nearby, making commuting a breeze.
- Close proximity to quality schools, perfect for families.
- Shopping centres just a short drive away for all your retail and grocery needs.

Why You'll Love It:

- For Investors: High rental demand area with great returns, potential for future redevelopment on a large block.
- For First Home Buyers: Affordable entry into a vibrant community, plenty of space to grow, and potential to personalize.

Don't miss out on this fantastic opportunity to secure a property in location with so much potential! What are you waiting for? Act NOW and give us a call: Julyous Del Rosario - 0449 205 336 / Deanna Carrasco - 0424 159 693 / David Whiteman - 0418 920 409

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 availability of that particular school, distances are estimated using Google maps. Buyers are advised to make their own enquiries as to the accuracy of this information.