

**42 Mentone Road, Balga, WA, 6061**

— Initiative

**House For Sale**

Friday, 16 August 2024

42 Mentone Road, Balga, WA, 6061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Sophisticated Modern Living with Stylish Touches

Presented by Raman Deol, this stunning modern home combines sleek design with functional living, offering everything you need in a perfect package. This beautifully maintained property features three spacious bedrooms and two well-appointed bathrooms, designed to meet your every need.

Upon entering, you'll be welcomed by an open-plan living area adorned with high ceilings, stylish downlights, and elegant three-step cornices throughout. The living room, equipped with a reverse cycle split air conditioning unit, flows seamlessly into a fully equipped kitchen. This kitchen boasts premium finishes, including marble stone benchtops, custom drawer storage, and a convenient dishwasher.

The master bedroom is a true retreat, featuring walk-in robes, roller shutters, and a luxurious ensuite with a spacious shower. All bedrooms are fitted with either walk-in or built-in robes for added convenience. The property also includes a double garage with high ceilings and a workshop recess, ideal for extra storage.

For added security, the property is equipped with a state-of-the-art alarm system. The low-maintenance backyard is entirely paved, providing a perfect alfresco area for entertaining guests or enjoying family gatherings. Inside, the laundry features a built-in linen cupboard and marble stone benchtop, complementing the porcelain tiles that flow throughout the home and the plush carpeting in the bedrooms.

### Features:

- 3 Spacious Bedrooms with walk-in and built-in robes
- 2 Well-Appointed Bathrooms
- Open-Plan Living Area with high ceilings, downlights, and elegant three-step cornices
- Fully Equipped Kitchen: Marble stone benchtops, custom drawer storage, dishwasher
- Master Bedroom: Walk-in robes, roller shutters, luxurious ensuite with spacious shower
- Reverse Cycle Split Air Conditioning in the living room
- Alarm System for added security
- Double Garage: High ceilings and workshop recess
- Low-Maintenance Paved Backyard with alfresco area
- Laundry: Built-in linen cupboard and marble stone benchtop
- Porcelain Tiles throughout living areas and plush carpet in bedrooms
- 10 Minutes to Perth City
- 8 Minutes to City Beach

### Closeby:

- Balga Primary School
- Majella Catholic Primary School
- Balga Senior High School
- Mirrabooka Square Shopping Centre
- Warwick Grove Shopping Centre
- IGA Balga
- Princess Wallington Reserve
- Lake Monger
- Nearest Bus Stops
- Stirling Train Station (approx. 5-minute drive)

Located just 10 minutes from Perth City and an 8-minute drive to City Beach, this property offers both central convenience and a modern living experience. Whether you're buying your first home or seeking a high-yield investment opportunity, this property has it all. Contact Raman Deol at 0450 281 313 or email [Raman.deol@harcourts.com.au](mailto:Raman.deol@harcourts.com.au) to arrange a viewing before it's gone.

**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 inquiries.