

**8 Newick St, Balga, WA 6061**



**House For Sale**

Wednesday, 19 June 2024

**8 Newick St, Balga, WA 6061**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Lee Tamblin  
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## Offers over \$579,000

Discover the allure of this spacious residence situated in a prime Balga location. If you've been seeking a three bedroom, one bathroom home with street frontage, this property is a must see. Step into the expansive design of this spacious character home with two living areas, separate dining, an undercover alfresco courtyard and front deck accessed from the huge living room. Featuring a generously sized kitchen that seamlessly overlooks the dining space, perfect for hosting gatherings. The residence offers an ideal setting for entertaining friends, especially with the timber deck overlooking a beautiful park, an inviting space for year round enjoyment. Just a brief stroll away, the popular Brian Burke Reserve and aquatic centre await, providing recreational opportunities and a vibrant community atmosphere, while remaining conveniently close to the local primary school and local shops. This property would make an ideal home to live or for the investor. This property makes a superb investment with a potential rent of \$550+ per week. Key Features: \* Three well proportioned bedrooms \* Large family/lounge plus a separate lounge/study/office at the front of the home \* Spacious kitchen with plenty of storage options and bench space that overlooks the dining \* Modern main bathroom with vanity and shower over bath plus separate WC \* Easy care Jarrah floorboards and contemporary tiles throughout \* Covered alfresco area \* Charming timber decking at the front of the home overlooking parklands \* Ducted evaporative aircon \* Spacious parking area (double) \* 339sqm block \* 126 sqm living space \* Built in 1966 Financials: \* NO Strata Fees \* Potential rent of \$500 to \$550 per week \* Council rate \$1,560 per year (approx) \* Water rates \$1,638 per year Property Code: 122