

**181C Balga Ave, Balga, WA, 6061**



**Villa For Sale**

Monday, 28 October 2024

181C Balga Ave, Balga, WA, 6061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Julyous Del Rosario  
0894415239

## **Ideal Starter Villa or Investment**

Nestled in the vibrant suburb of Balga within walking distance of transport schools and shopping is this attractive 3-bedroom, 2-bathroom villa. This freshly painted home with double lock up garage offers a perfect blend of modern living, comfort and convenience.

Situated on Balga Avenue, this villa is conveniently located close to local amenities, parks, schools, and public transport, not to mention just 25 mins from Perth City making it an ideal choice for families and investors alike. Enjoy the benefits of suburban living while being just a short drive away from the bustling city center. This villa is perfect for first-time buyers, families, or investors looking for a low-maintenance property. Features include an open plan design with kitchen dining and living space that flows out to a private alfresco outdoor entertaining area.

### **Additional Features Include:**

- Open plan living, dining and kitchen with split type reverse cycle air conditioning
- Kitchen with gas cooking and pantry
- Main bedroom with ensuite and walk-in robes
- 2nd and 3rd bedrooms with built-in robes
- Family bathroom with toilet and laundry space
- Linen cupboards
- Courtyard

This tidy and appealing home is sure to be popular so don't delay call us today.

For more information, please contact:

David Whiteman - 0418 920 409 / Julyous Del Rosario - 0449 205 336

### **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.