

# 19D Bepton Way, Balga, WA 6061



## Villa For Sale

Tuesday, 25 June 2024

19D Bepton Way, Balga, WA 6061

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 218 m2

Type: Villa



Mark Merenda  
0407468202



Lee Merenda  
0427779199

## OFFERS IN THE \$600,000's

PRESENTING ALL OFFERS - PRICE GUIDE - OFFERS IN THE \$600,000's Freshly Painted & with New Carpets this STREET FRONT VILLA will be sure to impress boasting a spacious floor plan comprised of three large bedrooms, two bathrooms and engaging open plan kitchen living and dining area this Villa is the ultimate in low maintenance lifestyle living. This modern space features carefully selected contemporary fittings, fixtures and appliances providing a villa of enduring quality, finish and style. Conveniently situated close to public transport, the beach, CBD and airport and complete with a double garage, presents a unique opportunity to buy an affordable and stylish villa in a fantastic location with the Stunning Fernhurst Reserve directly across the road.- Home on 218m<sup>2</sup> of land with 145m<sup>2</sup> of house (total area under main roof)- Open plan kitchen, dining and living area with direct access to the outdoor entertaining area with low maintenance care landscaped gardens. - Stylish kitchen featuring benchtops, appliances including electric oven, gas cook-top, range hood and dishwasher- Reverse Cycle Air-Conditioning to the Living area- Spacious Master bed with Walk-in-robe & new plush carpets.- Ensuite bathroom with extra large shower, basin & w/c - Second and third bedrooms both featuring built in wardrobes & new plush carpets- Second bathroom with extra large shower, basins & separate bath - Separate Laundry with linen cupboard- Gas bayonette to living area- Gas hot water system- Security screen to front door- Double lock up garage with storage area- No strata fees (Building Insurance only \$832 per annum)- Council Rates (City of Stirling) - \$1,569.55 p/a- Water Rates - \$995.28p/aDisclaimer: The information provided herein has been prepared with care however it is subject to change and cannot form part of any offer or contract. Whilst all reasonable care has been taken in preparing this information, the seller or their representative or agent cannot be held responsible for any inaccuracies. Interested parties must be sure to undertake their own independent enquiries.