



6A Balanda Place, Armadale

A SMART CHOICE IN A CONVENIENT LOCATION

Offering comfort, convenience and a low-maintenance lifestyle, this well-presented villa is a fantastic opportunity for first home buyers, downsizers or investors seeking a quality property in a convenient location.

Thoughtfully designed for everyday living, the home features three bedrooms and two bathrooms. The main bedroom includes a walk-in robe and private ensuite, while the remaining bedrooms are fitted with built-in robes. A separate home theatre room provides additional living space, perfect for relaxing.

At the centre of the home is the practical kitchen, complete with gas cooking, ample storage and a view over the open plan living and dining area. The living space flows seamlessly to a private outdoor area.

Year round comfort is assured with evaporative air conditioning and a gas bayonet for the cooler months. Additional features include gas hot water, a double remote garage and the convenience of a shopper's entry.

3 2 2

FOR SALE
From \$700,000

VIEW
By Appointment

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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Positioned close to local shops, schools, transport links and recreational facilities, this villa offers an appealing combination of lifestyle convenience and investment potential.

Currently leased on a fixed-term agreement at \$600 per week until 19 April 2027.

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MORE DETAILS

Property ID	9X7HA2
Property Type	Villa
Land Area	320 m2
Including	Ensuite
	Evaporative Cooling
	Outdoor Entertaining
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport

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