




6/30 Culloton Crescent, Balga

## PEACEFUL, PRIVATE, & GENEROUS - A MUST SEE!

Tucked privately within a quiet and well-maintained complex, this charming residence offers an easy-care lifestyle with all the comforts of modern living. Light-filled interiors, practical design, and peaceful surrounds combine to create a welcoming feeling with effortlessly low maintenance - ideal for first home buyers, downsizers or savvy investors alike.

Inside, the open-plan living and dining area enjoys an abundance of natural light, creating a warm and relaxed atmosphere throughout the day. The modern, open-plan kitchen is thoughtfully designed with ample storage and functional bench space, making everyday living simple and practical.

The apartment is comfortable and well-proportioned, offering peaceful spaces to unwind at the end of the day, while the neat bathrooms and European laundry present clean, low-maintenance finishes. Simplicity and privacy are at the heart of the properties appeal, delivering a comfortable lock-and-leave lifestyle. Located at the rear of the complex, and with only 1 common wall, 6/30 Culloton Crescent is sure to be your peaceful & private retreat.

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### FOR SALE

Low-Mid \$600,000's

### VIEW

Sat 13th Jun @ 10:00AM - 10:30AM

### AGENTS

Joel Cooper  
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### AGENCY

LJ Hooker Subiaco  
(08) 9382 3959

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

A dedicated parking bay and conveniently positioned storeroom add further practicality, while the small complex itself offers a quiet sense of security and neighbourly charm rarely found at this price point.

**Features Include:**

- Quiet rear-position within a small, well-maintained complex
- Top floor and with only 1 common wall - a rarity!
- Light-filled open-plan living and dining area with tiles throughout
- Modern kitchen with practical layout and good storage
- Comfortable and well-proportioned spaces throughout
- King-Sized master suite with ensuite
- Queen-Sized second bedroom serviced by second bath
- Neat, European style laundry off kitchen with ample storage
- Dedicated car bay with adjacent storeroom
- Convenient location close to shops, schools, parks, transport and so much more!
- Internal: 58m2, Balcony: 24m2, Car Bay: 15m2, Store: 4m2, Total Strata Area: 101m2

Outgoings (approx.):

Council Rates: \$TBA p/a

Water Rates: \$912.20 p/a

Strata Admin Levy: \$675.02 p/q

Strata Reserve Levy: \$20.83 p/q

Positioned opposite the Fieldgate Square shopping centre, and moments from local schools, parks and public transport, this well-connected Balga location provides excellent convenience for everyday living. Whether you're commuting, investing or simply seeking a relaxed lifestyle close to amenities, this is an opportunity not to be missed.

Contact Joel Cooper for more information or to organise your inspection today!

Disclaimer: Virtual staging has been used in advertising images - furniture & equipment depicted may not be included. All distances are estimations obtained from Google Maps. All sizes of the property are estimated, and buyers should rely on their own measurements when onsite. All outgoings are approximate and subject to change without notice. Information provided is for advertising purposes only, buyers are recommended to verify all items personally and rely on their own investigations.

**MORE DETAILS**

Property ID	8FHNF
Property Type	Apartment
House Size	82 m2
Land Area	101 m2
Including	Toilets (2)

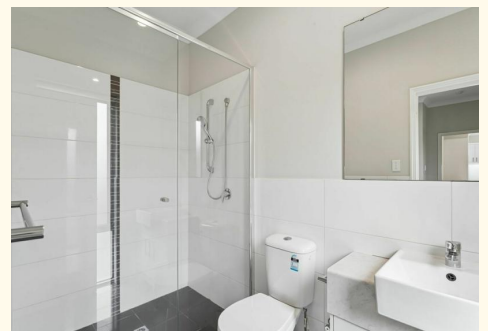
**Joel Cooper 0488 242 283**

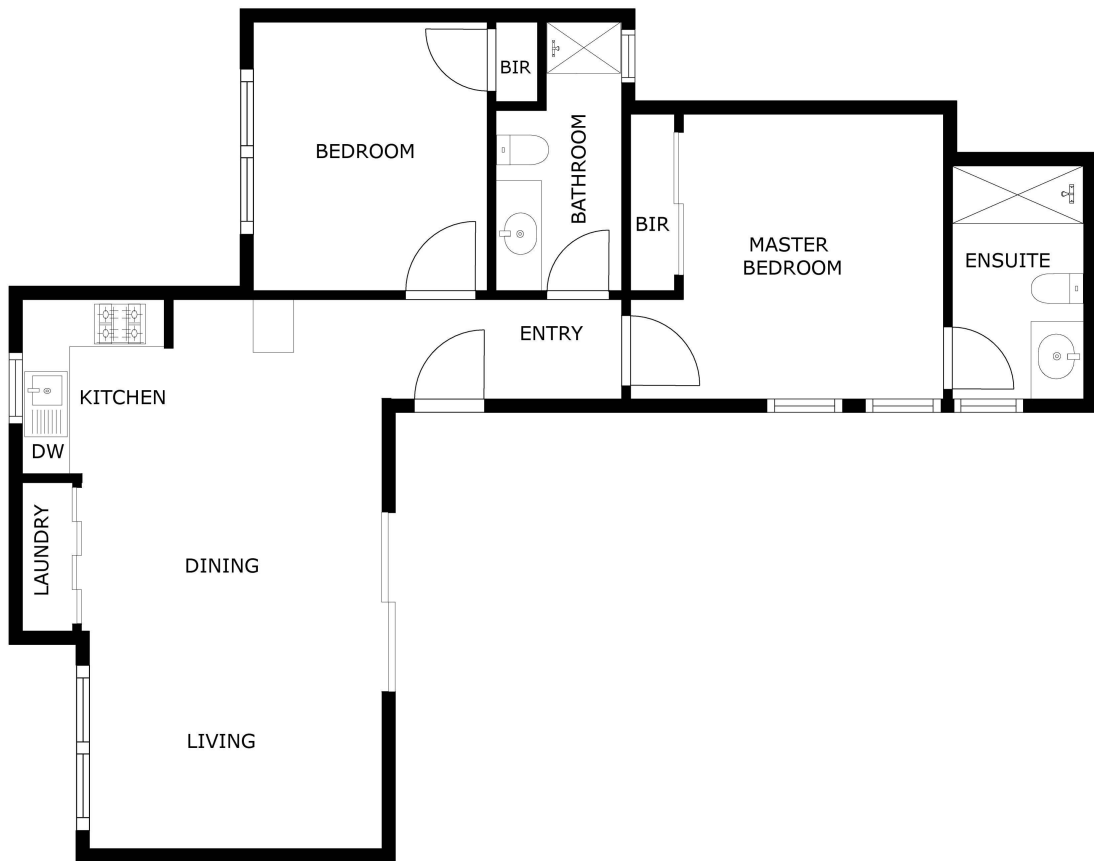
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