



Balga, 16E Wardlow Way

Executive Townhouse



Perfect first home or entry level investment can lock and leave

Convenience location with excellent transport parks and amenities all abundant and nearby

Plenty of activity around this 'Blue Chip Balga Location' near the popular Cullaton Dress Circle

Potential rent +\$600 per week | Functional location | Easy care | Nearby parks shops amenity

Walking to Fieldgate Square shops and Stirling Gate down the road | Adjacent Heritage Park

For Sale
Please Call

View
ljhooker.com.au/PFSFF4

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Disclaimer: 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.

LJ Hooker Mirrabooka
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A suitable opportunity for home owners investors & business minded people

Parking for visitor cars | Single carport | Potential large alfresco

Brief //

Living nearby Heritage Park & Celebration Park is worth celebrating

Downsizers young couples investors this is an easy care 3 bed 1 bath townhouse that is well presented well located secure spacious and with strong rental returns

Located off the popular Culloton Circle with nothing to do here but move in and enjoy the naturally cool spacious lay out with kitchen dining and large separate lounge big bedrooms and an incredible outdoors alfresco entertaining courtyard with (bonus backyard Kelly's cricket astroturf) completely brick paved for easy maintenance fresh air and natural light all in this residential location near lots of amenity day and night

Features //

The executive townhouse lifestyle with spacious living including two Master bedrooms with generous space Third bedroom has BIR robes - Central bathroom with combined bath shower and nice vanity - Large separate laundry - Fully equipped Kitchen complete with gas cooking and alfresco view - Big kitchen dining room with separate lounge room - Courtyard with attractive artificial grass fully paved storage shed with BBQ area - Split system air conditioning upstairs gas heating downstairs - Single carport - Plenty of storage - Instantaneous gas HWS - Security screens and doors - Naturally cool property due to position and orientation - nice neighbours good strata

Property //

In one of Balga's peaceful pockets nearby Wanneroo Road improved by these well built townhouses including this comfortable central townhouse in this complex of four parcels providing security and style with comfort and class for the relaxing lifestyle in this family location near to all the amenities transport and amazing recreational facilities nearby 3 bedrooms 1 bathroom this neat property has a master bedroom with AC and equally impressive second and third bedrooms good separation from the spacious lower living areas and with large windows allowing plenty of natural light and atmospheric versatility The living areas receive all year round light from the beneficial northern aspect the alfresco space provides a tranquil spacious retreat while the undercover carport area has plenty of space for a variety of uses

Lifestyle //

This area has so many renowned and exciting areas to mention with the stunning shops and parklands starting around the corner from the very doorstep with the Heritage Park and the Fieldgate Square whilst offering extra super conveniences like Stirling Gate for all your shopping needs and Warwick Stadium for exercising with Warwick Grove for easy social fun and pretty good coffee

A convenient property in a functional location with very low costs perfect for downsizers young families minimalists and secure lock and leave investing

Location //

- 600m Fieldgate
- 25m Heritage Park
- 1.5km Stirling Gate
- 12km to Perth CBD



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- 2km Warwick Grove
 - 2km Warwick Stadium
 - 450m Celebration Park
 - 3.3km to Warwick Train Station
- (All measurements are approximate only)

Don't miss this fantastic opportunity for home owners and investors alike

Built : 1970

Shire Rates : (approximately) \$1400 p.a.

Water Rates : (approximately) \$860 p.a.

Strata per quarter : \$576 per quarter

T&C'S :

- * End Date Sale - Offers presented 28 | 11 | 2024
- * The sellers reserve the right to accept an offer prior to the End Date Sale process
- * Finance offers welcome (A written pre-approval will assist you in the offer process)
- * Building & Termite inspections are welcome
- * Flexible settlement time frames available
- * Subject to sale offers possible

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Disclaimer:

In preparing this information Edi & the LJ Hooker team have relied in good faith upon information provided by others and have made all reasonable efforts to ensure that information is correct

The accuracy of the information provided to you written or verbal cannot be guaranteed

If you are considering to purchase this property please must make your own enquiries necessary to satisfy yourself that any important and relevant information is correct and accurate - thank you



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More About this Property

Property ID	PFSFF4
Property Type	House
House Size	90 m ²
Land Area	311 m ²
Including	Air Conditioning Toilets (1) Pool Courtyard Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced

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