

Balga, 20 Playden Way

Brick and Tile 3 x 2 $\frac{1}{2}$; Character Home with
Fireplace | Nice Gardens | Low maintenance

END DATE SALE - Offers presented 1st of February 2024 UNLESS SOLD PRIOR

Potential rent \$650 per week | Nice residential location | Easy care landscaped gardens

Approximately 350 sqm block | Tidy rear garden lawn alfresco | Dining Patio Alfresco

Parking for several cars | Nearby Balga Shopping Centre | Frant park and playground

3 2 2

For Sale

Please Call

View

ljhooker.com.au/NQAFF4

Contact

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LJ Hooker Mirrabooka
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Brief //

Great potential that will suit singles couples families and retirees looking for an easy care 3 bedroom 2½ bathroom character home with high ceilings polished Jarrah floors new carpet new paint well presented well located secure spacious and will provide strong rental returns if required

Located in the heart of Balga with nothing to do here but move in and enjoy with open plan lounge spacious bedrooms incredible alfresco entertaining area and big front or back lawn space for the BBQ and room to entertain and play also nearby Frant park and playground

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

Many features include :

- Shed
- Gardens
- Sunroom
- New carpet
- Ceiling fans
- Gas cooking
- High ceilings
- Gas bayonet
- Real fireplace
- Elegant lighting
- Freshly painted
- Separate laundry
- Low maintenance
- Big open plan living
- 3 carpeted bedrooms
- Invertor airconditioning
- Dining veranda alfresco
- Rear garden wash trough
- Neutral decor throughout
- Large separate powder room
- Jarrah podium fully decked alfresco
- Double carport plenty of extra parking
- Polished Jarrah floorboards throughout
- Refurbished chef's kitchen with ample storage
- Feature walled semi enclosed entertainment portico with lounge access
- Many extras

Property //

One of the more peaceful locations in BALGA offering a private low maintenance charming character home that provides security and comfort with style and class for the family lifestyle in this relaxing location only moments away from all the amenities and amazing recreational parklands

3 bedrooms and 2½ bathrooms this well cared for property has spacious bedrooms with a modern new kitchen appeal fresh new paint throughout jarrah floors throughout skirting doors and locks

The modern kitchen enjoys updated appliances and overlooks the meals dining family areas which flow effortlessly to the entertainers portico front alfresco



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benefitting from the north western orientation including simple gardens buffalo lawn and some trees to sweeten the views
The smart design carport has space for two cars and with the potential for a roller door to ensure that the cars remain secure

Lifestyle //

This area has plenty exciting action to mention with the stunning Bina parklands and shops just moments away providing the tranquil lifestyle while offering everyday conveniences like the Balga Plaza for all your shopping needs and the Stirling Leisure Centre for exercising socialising and plenty of fun plus the Stirling Gate and Mirrabooka Square all nearby
A convenient property in arguably one of the sweetest locations in BALGA with very low costs perfect for young families & / or secure lock and leave investing

Location //

(all distances are approximately)

- 700m to Fernhurst Reserve
- 200m to the Nearest Bus Stop
- 400m to Balga Primary School
- 900m to North Metropolitan TAFE
- 1.7km to Balga Senior High School
- 1.2km to Balga Plaza Shopping Centre
- 1.4km to Warriapendi Early Learning Centre
- Short drive to City (approx 11km) Perth Airport and the beach
- Nearby to Frant Park 100m and popular Barry Britton Reserve Sports and Recreation Club approx 900m

Built : 1964

Interior : (approximately) 100 sqm

Water Rates : (approximately) \$ 910

Shire Rates : (approximately) \$1440

T&C'S :

* End Date Sale - Offers presented 1 | 2 | 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 are welcome

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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



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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 you must please make your own enquiries necessary to satisfy yourself that any important and relevant information is correct and accurate – thank you

More About this Property

Property ID	NQAFF4
Property Type	House
House Size	100 m ²
Land Area	348 m ²
Including	Toilets (2)

Edi Carver

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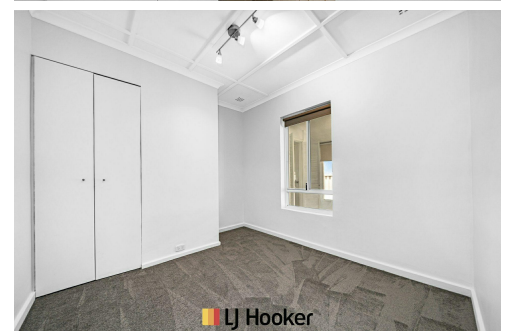
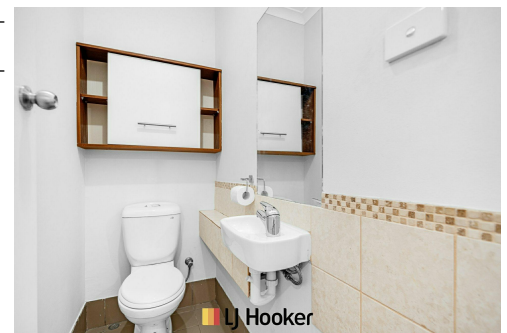
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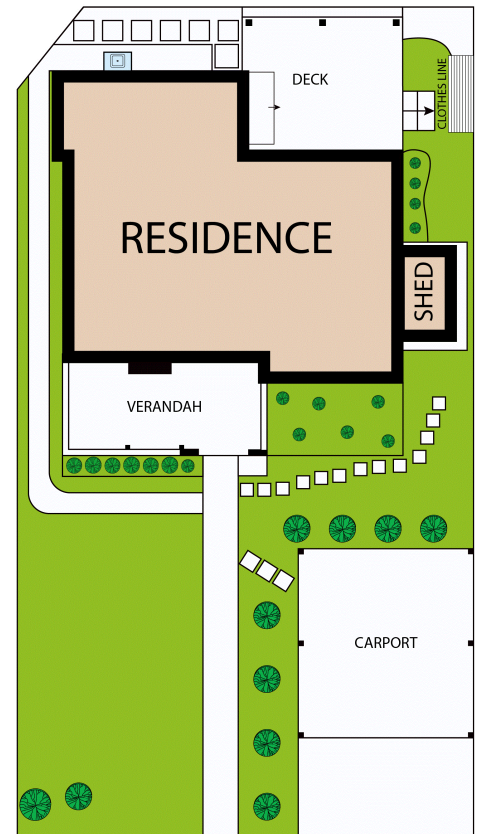
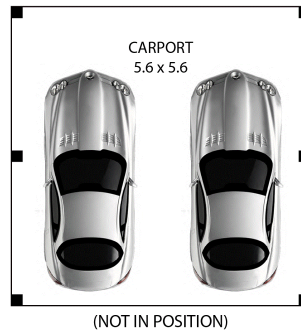
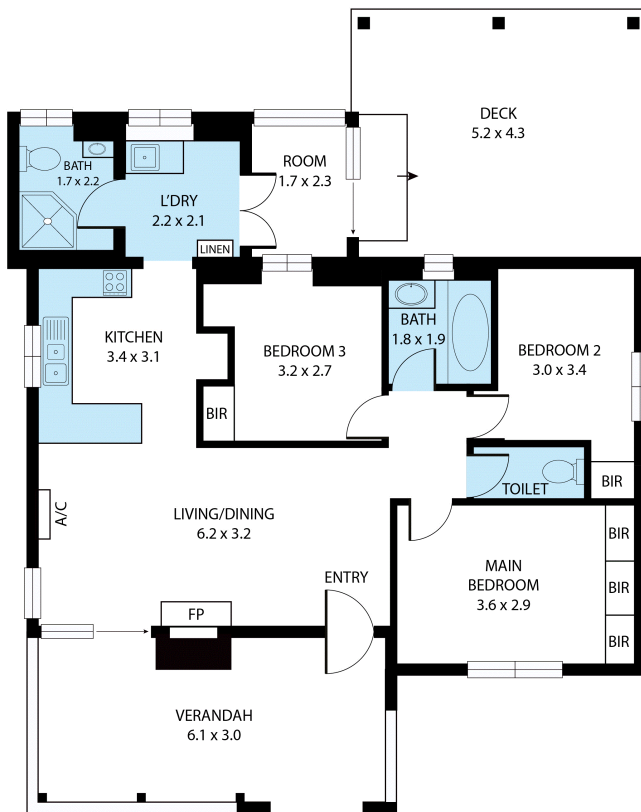
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20 Playden Way, Balga 6061

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

APPROXIMATE BUILT AREAS

BUILTS AREA	: 84m ²
DECK	: 22m ²
CARPORT	: 31m ²
VERANDAH	: 18m ²
TOTAL AREA	: 155m ²