







29B Keeble Way, Balga

3 2 2

Immaculate 3 x 2 home | Below Replacement Value | Low Maintenance

Brief //
Small group of three boutique villa houses New Choice home completed in 2013 an elegant blend of modern classy and charm 31 course ceilings roller shutters 3 spacious bedrooms 2 deluxe bathrooms secure and private UMR double garage two separate living areas north facing outdoor natural light

Features //
Open Plan Living : Bright and airy north facing potential alfresco living kitchen and dining areas that flow seamlessly together for perfect modern living
Kitchen : Featuring icy whisper white laminated benchtops gas cooking electric oven and appliances double sink with mixer dishwasher alcove ample cupboard space ideal for cooking and entertaining
Outdoor Space : Enjoy the outdoor living area including a gorgeous current green revival garden courtyard great for relaxing or entertaining year round and two private wing side lanes
Flooring : Gorgeous mature grey themes throughout earthy floor tiles

FOR SALE
Please Call

AGENTS

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Interested parties must rely solely on their own enquiries.

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in the living with deluxe soft carpet in the private bedrooms for that cosy feeling
Master Suite : The main bedroom boasts ducted AC a Walk-In Robes (WIR) stylish ensuite with extra large shower and full height tiling
Second Bedrooms : Bedroom 2 and 3 feature ducted AC floor to ceiling mirrored Built-In Robes (BIR) adjacent to the deluxe bathroom
Main Bathroom : Designer bathroom with a large shower vanity with large cupboards and soft cream tiling
Separate Laundry : Conveniently equipped with a Washing Machine and Electro Dryer clean combo
Privacy : This street front home has total privacy no common walls or parking and offering a high level of security and privacy
Two Entry Points : Choose from the front portico entry or the secondary private shoppers garage entry inside the under cover secure garage for easy access
Climate Control : Ducted air conditioning and with potential for an extra split system air conditioner for complete year round comfort
Parking : Secure extra large double garage with additional storage area and unrestricted parking out front

Location //
Prominent Balga location centred between Barry Britton Reserve a beautiful park to walk and the multi school Balga education precinct
This property is a short stroll to Balga's Stirling Leisure Centre offering a variety of recreations entertainments cafes restaurants and is steps away from Bina Parkland for children's outdoor activities
10 minutes to Warwick Train Station via Beach Road with easy access to public transports only 22 minutes to Perth's CBD and 19 minutes to Perth Airport
Hopping with an S is only a 6 minute drive to the Fieldgate or a 9 minute drive to the Stirling Gate Shopping Centre on the Wanneroo Road Locale Northlands

School Catchment //
Balga Senior High School

Title Particulars //
Lot 3 on Strata Plan 68844
Volume 2851 Folio 471

Land Area //
214 sqm

Floor Area //
125 sqm

Tenant //
Currently leased
Expiry 15022027

Built //
2013

Outgoings //
City of Stirling
Strata Levy: $0.00 pq
Reserve Levy: $0.00 pq
Shire Rates : $1,793.11 pa
Water Rates : $1,030.50 pa

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Disclaimer //
In preparing this information Edi & the LJ Hooker team have relied in good faith upon information provided by others having 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 you must please make your own enquiries necessary to satisfy yourself that any important and relevant information is correct and accurate - thank you

MORE DETAILS

Property ID	Q0NFF4
Property Type	House
House Size	125 m2
Land Area	214 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Toilets (2)
	Courtyard
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage







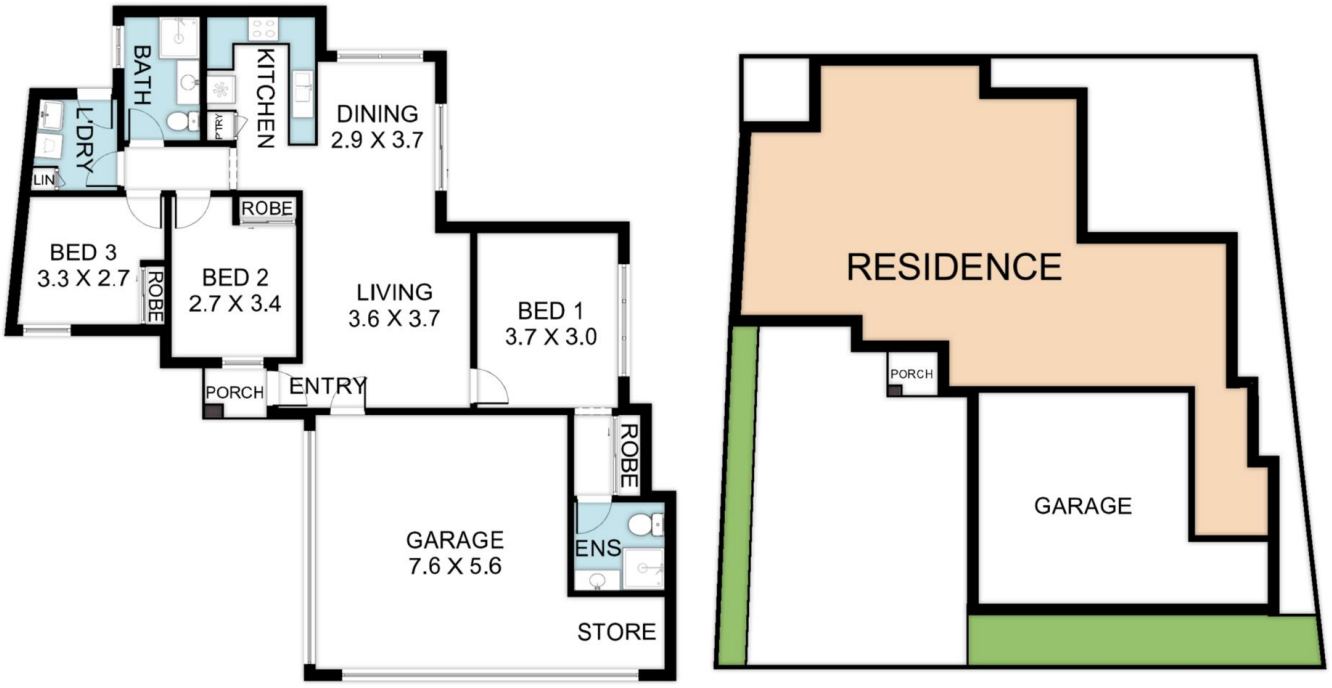




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APPROXIMATE BUILT AREAS

Land	: 214 sqm
Interior	: 89.47 sqm
Garage	: 36.36 sqm
Porch	: 1.68 sqm
TOTAL BUILT AREAS	: 127.51 sqm

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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.

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