



37A Heathcroft Road, Balga

## Street front opportunity in a prime Balga location - No strata fees

37A Heathcroft Road, Balga WA

Proudly presented by Nitish Ahuja from LJ Hooker Victoria Park | Belmont (WA)

This attractive street-front house with NO strata fees offers the perfect combination of comfort, convenience, and strong investment potential in a highly sought-after location.

Built in 2016, this well-maintained 3-bedroom, 2-bathroom, 2-car garage home is ideal for first-home buyers, downsizers, or savvy investors looking to secure a quality property with excellent rental returns.

Currently leased at \$715 per week until Sep 2026, with potential to achieve \$750 - \$780 per week, this is a fantastic opportunity to step into a high-performing investment in a thriving suburb.

Step inside to discover a thoughtfully designed layout featuring an

3 2 2

### FOR SALE

From \$770,000 / Under Offer by Nitish Ahuja

### AGENTS

Nitish Ahuja  
0403 059 520  
nitish@ljhvicpark.com.au

### AGENCY

LJ Hooker Victoria Park | Belmont (WA)  
(08) 9473 7777

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Interested parties must rely solely on their own enquiries.



open-plan kitchen, dining, and living area, complemented by split system reverse cycle air conditioning for year-round comfort. The modern kitchen includes gas cooking, ample cupboard space, and overlooks the main living zone, making it both practical and inviting.

The master bedroom is complete with a walk-in robe and private ensuite, while the two additional bedrooms are generously sized and fitted with built-in robes. A well-appointed central bathroom with bath/shower, plus a separate laundry and toilet, adds to the home's functionality.

Outside area, perfect for entertaining, along with a remote lock-up garage and house front additional parking for visitors.

#### Property Features:

- No Strata Fees
- 3 bedrooms, 2 bathrooms
- Built in 2016
- Street-front home - added privacy
- Open-plan living, dining & kitchen
- Split system air conditioning
- Kitchen with gas cooking & ample storage
- Master bedroom with ensuite & walk-in robe
- Built-in robes to minor bedrooms
- Private courtyard / alfresco entertaining area
- Instantaneous hot water system
- Double remote garage + extra street parking

#### Location Highlights:

- Walking distance to public transport
- Minutes to Mirrabooka Square Shopping Centre
- Close to schools, parks, and local amenities
- Easy access to Perth CBD

This home offers a perfect blend of modern living and everyday convenience in a prime Balga location. Whether you're looking to move in or invest, this is an opportunity not to be missed.

Contact Nitish Ahuja today on 0403 059 520 or follow the link below to place your offer.

<https://prop.ps//DFmq54ANRcyy>

**DISCLAIMER:** This information has been prepared for advertising and marketing purposes only and is believed to be accurate; however, no warranty or representation is made as to its correctness. Interested parties should make their own independent enquiries and satisfy themselves in all respects. The agent and vendor accept no liability for any errors or omissions.

## MORE DETAILS

Property ID                      5GW6FFB  
Property Type                  House

**Nitish Ahuja 0403 059 520**

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