



5 Mentone Road, Balga

3 x 1 | character cottage | FHB

Brief //

" A charming character single storey home in an excellent location "
All the work done to make this property perfect for the young family
with modern refurbishments inside and out
Amazing first home value with great potential and a comfortable
dwelling with character charm and a genuine fireplace

Property //

ONLY 13KM TO THE CITY

Close to bus schools and shops

Neat and tidy 3x1 home with modern features

Approximately 100 sqm interior built in 1963 on approximately 285
sqm land

Specs //

- SS AC
- Security
- no strata
- High ceilings
- Separate WC
- Double carport
- Separate laundry
- Spacious storeroom

3 1 2

FOR SALE

From \$599,000

VIEW

Sun 27th Sep @ 11:30AM - 12:00PM

AGENTS

Edi Carver

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Jatin Sethi

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AGENCY

LJ Hooker Mirrabooka

(08) 9344 5577

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.



- Large size bedrooms
- Built in robes in 2 bedrooms
- Big backyard with ample space
- Tiled toilet laundry and bathroom areas
- Freshly painted neutral decor throughout
- Spacious lounge room with chimney fireplace
- Nice size meals / kitchen with gas cooking and plenty of storage.
- Wooden floorboards throughout for easy maintenance on top of the original Jarrah

Location //

- Close to public transport
- 5 minute drive to Warwick Grove and Stirling Central shops

Stats //

Built : 1963
 Porch : 5 sqm
 Storage : 5 sqm
 Total : (approximately) 286 sqm
 Frontage : (approximately) 7.47m
 Interior : (approximately) 100 sqm
 Undercover : (approximately) 160 sqm
 Shire Rates : (approximately) \$1,670.43 p.a.
 Water Rates : (approximately) \$935.88 p.a.
 Total Strata : \$0

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MORE DETAILS

Property ID	PZ2FF4
Property Type	House
House Size	95 m2
Land Area	286 m2

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