



5 Mentone Road, Balga

3 x 1 | pure character | prime realty

END DATE SALE - All offers presented on the 23rd of July 2026
UNLESS SOLD PRIOR

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 genuine fireplace warmth

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

3 1 2

FOR SALE

End Date Sale

VIEW

By Appointment

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.



- High ceilings
- Separate WC
- Double carport
- Separate laundry
- Spacious storeroom
- 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

T&C'S //

- End Date Sale - Offers presented 23 | 07 | 2026
- The sellers reserve the right to accept an offer prior to the End Date
- 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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MORE DETAILS

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

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