



Balga, 50 Keeble Way

Street Front 3 x 2 | Garage | Style & Space



Prime portfolio entry level investment | Lock and Leave and an excellent First Home

Bounce on this Quality built Boutique Bargain | Chandelier Charm | Quiet Street | Tiled Living | Carpeted Bedrooms | Security | 3 car parking | Barry Britton Reserve & North Metro TAFE nearby

Brief //

3 Bedroom - 2 Bathroom - Chefs Kitchen - Formal lounge - Ducted Air Con - High Ceiling - Garage - Alfresco Dining Veranda - 3 car parking - Low Maintenance - Gardens - Gas and Sewer connected - Built approx. 2013 - Land approx. 222 sqm - Home undercover approx. 102 sqm - Close to shops parks schools and transport - Shire rates approx. \$1640 per year - Water rates approx. \$1,065 per year

This gorgeous villa packs punch! Investors and First Home buyers hold up your hats!



Disclaimer: 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.

For Sale
Please Call

View
ljhooker.com.au/PNBFF4

Contact
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LJ Hooker Mirrabooka
(08) 9344 5577

Offering 3 Bedrooms with Built-In Wardrobes, 2 Bathrooms, Single Car Garage with extended driveway for 2 extra Cars. NO STRATA FEES! (yes, you read that right!), Own Frontage gives even Extra Parking, 30 Course High Ceilings, Evaporative Air Conditioning and all the bonus perks that come with being the front house of the lot! NOTE TO BUYER: This home is currently tenanted, and the details are as follows; Tenants are currently paying \$620/week and their contract ends in July 2025. Buyers looking to move in right after settlement will need to know that the tenant will have the right to finish out the term of their contract, if they so wish. Buyers looking to purchase for investment reasons, please note that the tenants are open to renewing at the end of the lease term. This home has always been cared for and maintained with regular pest control, electrical inspections and good tenant selection. Accompanying all the above perks are, Open Plan Living, Low maintenance, 15 minutes from the CBD, Smoke Alarms and Sufficient Security, rest assured that you are making the right choice. Be quick as it WILL NOT last! Council Rates: Approx. \$1,640 per Annum Water Rates: Approx. \$1,065 per Annum Get in contact with Edi Carver to secure your viewing times! 0438 933 506 (08) 9344 5577
edward.carver@ljhooker.com.au

Location //

- 700m to TAFE
 - 1.2km to Balga Plaza
 - 75m to Newport Park
 - 725m to Balga Primary
 - 330m to Barry Britton Reserve
 - 150m to Gladys Newton School
 - 150m to Balga Senior High School
 - 1.9km to Mirrabooka Shopping Centre
 - 2.5km to the Seven Mile Bar and Bistro
 - 175m to Majella Catholic Primary School
 - 400m to Warriapendi Primary School and Early Learning Centre
- (All measurements are approximate only)

Don't miss this fantastic opportunity for home owners and investors alike
Priced to please this could be your first step to owning your own incredible home
Great for investors singles couples and small families

Potential rent \$650 per week

Built : 2013

Garage : 25 sqm

Frontage : (approximately) 10m

Total : (approximately) 222 sqm

Interior : (approximately) 102 sqm

Undercover : (approximately) 130 sqm

Shire Rates : (approximately) \$1,641.55 p.a.

Water Rates : (approximately) \$1,064.17 p.a.

Total Strata : \$0

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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 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	PNBFF4
Property Type	House
House Size	102 m2
Land Area	222 m2
Including	Ensuite Toilets (2)

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