



## Balga, 94c Camberwell Road

Spacious & Stylish | Modern Living in an Ultra-Convenient Location

Perfectly positioned for lifestyle and convenience, this beautifully presented 3-bedroom, 2-bathroom home offers the ideal blend of modern comfort and everyday practicality. Whether you're a first home buyer, downsizer, or savvy investor, this opportunity is not to be missed.

### Property Features You'll Love:

- \*Spacious open-plan living & dining zones with modern tiling and stylish lighting
- \*Split system air conditioning + gas heating bayonet for year-round comfort
- \*Chef's kitchen with stainless steel appliances, tiled splashback, breakfast bar & high-gloss cabinetry
- \*Three generous bedrooms, all with built-in robes and plush carpets
- \*Well-appointed main bathroom with quality tiling & modern finishes
- \*Separate fully-fitted laundry with internal garage access



**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**  
Offers from \$599,000

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[ljhooker.com.au/7Y6HNF](https://ljhooker.com.au/7Y6HNF)

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- \*Double lock-up garage with remote access
- \*Easy-care paved alfresco area - perfect for entertaining
- \*Alarm system, reticulated gardens, and fully landscaped grounds

Prime Location Highlights:

- \*Just 20m to a high-frequency bus stop (services every 15 mins from 5am-10pm)
- \*1 min to Balga Primary School | 4 mins to Westminster Primary School
- \*4 mins to John Septimus Roe Anglican Community School + access to 6+ nearby high schools
- \*1 min to Leisurepark Balga - gym, indoor pool & recreation facilities
- \*5 mins to Mirrabooka Square Shopping Centre - Big W, Woolworths, Coles & Kmart
- \*5 mins to Warwick Grove Shopping Centre + Grand Cinemas
- \*Easy access to Beach Road, Wanneroo Road, Reid Highway & Perth Airport
- \*20 mins to both Joondalup and Perth CBD

This development truly offers it all - a thoughtfully designed layout, stylish interiors, and unbeatable access to local amenities, transport and schools.

DISCLAIMER: This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.

## More About this Property

<b>Property ID</b>	7Y6HNF
<b>Property Type</b>	House
<b>House Size</b>	93 m2
<b>Land Area</b>	223 m2
<b>Including</b>	Ensuite Air Conditioning Alarm Car Parking - Surface Close to Schools Close to Shops Close to Transport Heating

**Sam Payne 0412 510 223**

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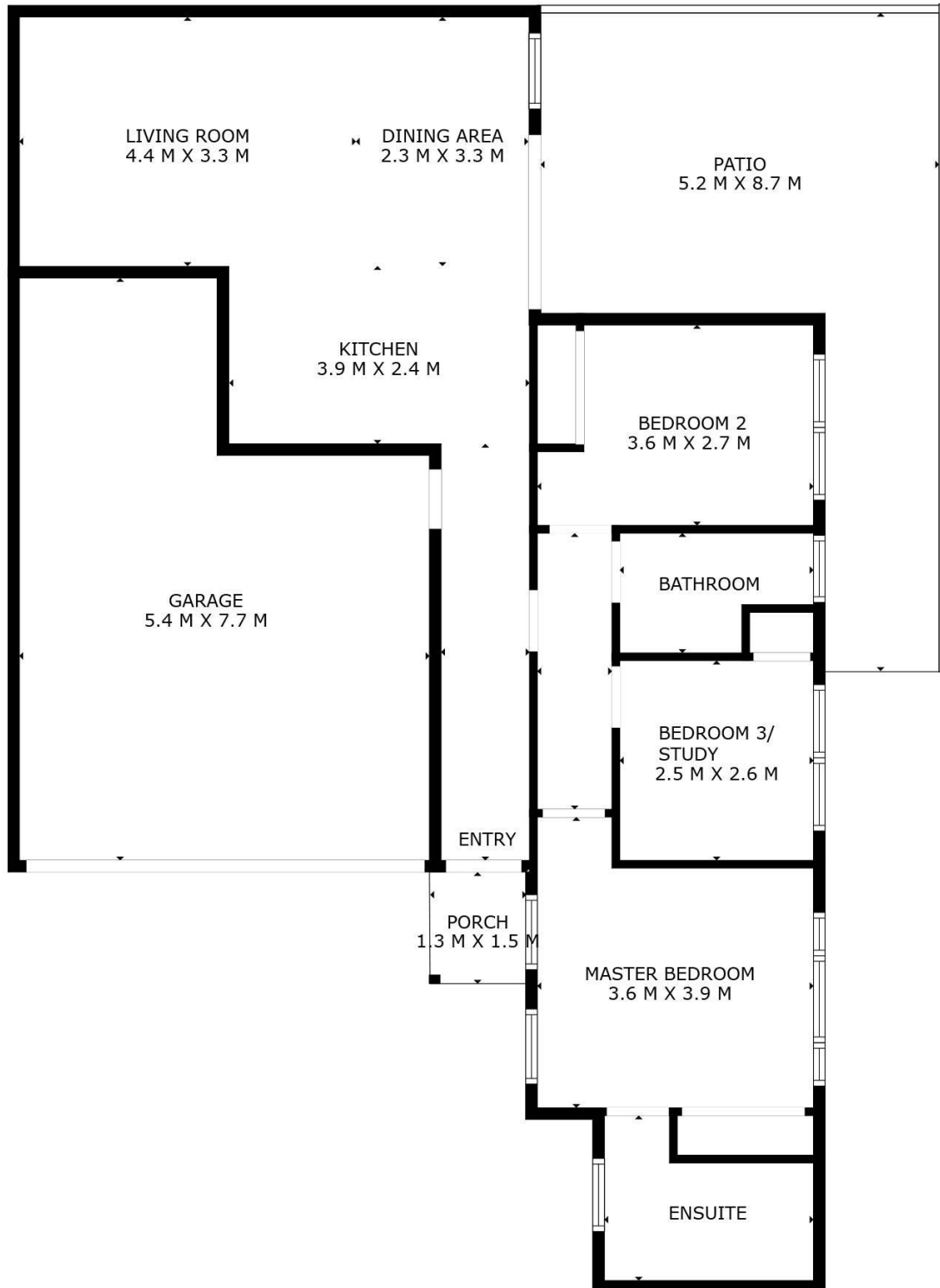
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94C Camberwell Rd, Balga

This floor plan is for illustrative purposes only. While every effort has been made to provide an accurate representation, all measurements & other information are approximation only.

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