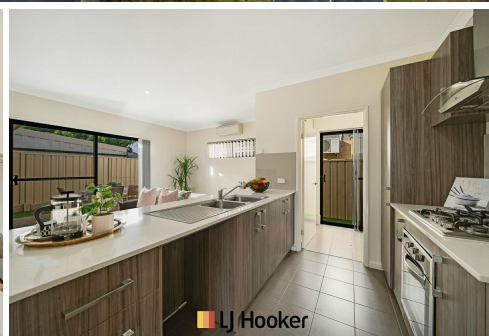
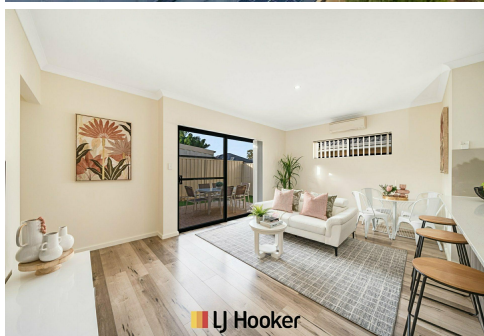




## Balga, 652C Wanneroo Road

Large rear modern 3 x 2 + study | Popular location |  
Near bus and amenity

3 2 3

**For Sale**  
END DATE SALE

**View**  
[l.jhooker.com.au/PEAFF4](https://l.jhooker.com.au/PEAFF4)

**Contact**  
**Edi Carver**  
0438 933 506  
[edward.carver@ljhooker.com.au](mailto:edward.carver@ljhooker.com.au)

**John Samykannu**  
0411 263 175  
[mirrabooka@ljhooker.com.au](mailto:mirrabooka@ljhooker.com.au)

END DATE SALE - All \* offers \* will be presented on the 11th of July 2024 UNLESS SOLD PRIOR

Property connoisseurs will love this ( \* Price guide \$600ks \* )

Convenience location with excellent transport parks and amenities all abundant and nearby

Plenty of activity around this 'Blue Chip Balga Location' in the popular Culloton Dress Circle

Potential rent +\$650 per week | Functional location | Easy care | Nearby parks shops amenity



**LJ Hooker Mirrabooka**  
(08) 9344 5577

**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.

Walking to Fieldgate Square shops and Stirling Gate near | Nearby Celebration Park

A suitable opportunity for home owners investors & business minded people

Parking for 3 cars | Double garage | Potential large alfresco

#### Brief //

Living nearby by Celebration Park is worth celebrating

Downsizers young couples investors this is an easy care 3 bed 2 bath + study boutique apartment that is well presented well located secure spacious and with strong rental returns

Located in the popular Culloton Circle with nothing to do here but move in and enjoy the high ceilings gorgeous open plan lay out with kitchen lounge and dining big bedrooms and an incredible outdoors potential alfresco entertaining courtyard for peace and quiet or for fresh air and natural light in this very walkable location to lots of amenity day and night

#### Features //

Executive lifestyle with an open plan living space including a Master bedroom with generous robe space and deluxe ensuite Second and Third bedrooms with floor to ceiling double mirrored robes plus as a large study - the Central bathroom lower half completely tiled with shower WC and vanity - Fully equipped laundry - Fully equipped Kitchen complete with stone surfaces and dishwasher - Dining room and Lounge room in open plan with the Kitchen and Courtyard with attractive artificial grass perimeter and BBQ area - Split system air conditioning in the living area - Secure parking for 2 cars and one space out the front - Plenty of storage - HWS solar and gas combined

#### Property //

On one of the most prominent streets north of the river improved by a fantastic designer corner villa in this complex of four providing security and comfort with great style and class for the relaxing lifestyle in this perfect location to all the amenities and amazing recreational facilities nearby

3 bedrooms 2 bathrooms 1 Study this well cared for property has a master bedroom with an equally impressive second and third bedroom good separation from the large open plan living areas and with large floor to ceiling glass panels and doors allowing perfect natural light and atmospheric versatility

The living areas receive all year light from the northern courtyard space which provides a tranquil spacious retreat and the undercover garage secure parking area has plenty of space for cars and some storage

#### Lifestyle //

This area has so many renowned and exciting areas to mention with the stunning shops and parklands starting around the corner of the very doorstep with the Fieldgate Square whilst offering everyday conveniences like Stirling Gate for all your shopping needs and Warwick Stadium for exercising with Warwick Grove for easy socialising and good coffee A convenient property in a functional location with very low costs perfect for downsizers young families minimalists and secure lock and leave investors

#### Location //

- 150m Fieldgate
- 1.4km Stirling Gate



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- 12km to Perth CBD
- 1.3km Warwick Grove
- 300m Celebration Park
- 1.7km Warwick Stadium
- 3km to Warwick Train Station

( All measurements are approximate only )

Don't miss this fantastic opportunity for home owners and investors alike

Built : 2017

Shire Rates : ( approximately ) \$1500 p.a.

Water Rates : ( approximately ) \$915 p.a.

Strata per quarter : \$0 ( no Strata fee )

T&C'S :

- \* End Date Sale - Offers presented 11 | 07 | 2024
- \* The sellers reserve the right to accept an offer prior to the End Date Sale process
- \* 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 possible

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Email direct : edward.carver@ljhooker.com.au

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 please must make your own enquiries necessary to satisfy yourself that any important and relevant information is correct and accurate - thank you



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## More About this Property

|               |                                                                                                                                                                                                                |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property ID   | PEAFF4                                                                                                                                                                                                         |
| Property Type | Villa                                                                                                                                                                                                          |
| House Size    | 100 m <sup>2</sup>                                                                                                                                                                                             |
| Land Area     | 200 m <sup>2</sup>                                                                                                                                                                                             |
| Including     | Ensuite<br>Study<br>Air Conditioning<br>Toilets (2)<br>Courtyard<br>Dishwasher<br>Outdoor Entertaining<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced<br>Remote Garage<br>Solar Panels<br>Solar Hot Water |

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Principal-Licensee / Sales Director | [mirrabooka@ljhooker.com.au](mailto:mirrabooka@ljhooker.com.au)

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