



Balga, 94A Balga Avenue

Street Front Modern 3 x 1 | Investors | Popular location



END DATE SALE - Offers * presented 13th of June 2024 UNLESS SOLD PRIOR

Current rent is \$400 per week all inclusive lease expiry 27th Feb 2025

A few steps from the popular Barry Britton Recreational Reserve | Convenience location | Balga Shops nearby | Nearby Mirrabooka Square

Approximately 200 sqm total area | Approximately 100 sqm living area | 1 Carport UMR

Brief //

3 Bedroom - 1 Bathroom - kitchen with meals - Formal lounge - Family room or fourth bedroom - 2 Air Cons - Log fire place - Security Installed - Storage shed - Solar hot water system with electric booster - Gas and Sewer connected - Built approx. 2007 - Land approx. 200 sqm - Home approx. 100 sqm- Close to shops parks schools and transport -



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
END DATE SALE

View
ljhooker.com.au/PE8FF4

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LJ Hooker Mirrabooka
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Shire rates approx. \$1500 per year- Water rates approx. \$800 per year

Features //

Located in the heart of Balga offering 3 double bedrooms master with BIR separate bathroom and large laundry air conditioning front private courtyard plus front land space with hardstand for parking cars trucks containers

Property //

Downsizers young couples investors this is an easy care street front home that is well presented well located secure spacious and with \$strong rental returns

Located on the popular Balga Avenue strip with nothing to do here but move in and enjoy the open plan living lay out with kitchen dining lounge separate family and 3 separate bedrooms plus separate bathroom and laundry in this walkable location to parks schools and transport

Family location for the relaxing lifestyle in this property nearby to all the amenities and amazing recreational facilities

The bedrooms are all a good size and the original floor boards should come up beautifully with a sand and polish

Currently with the family being used as a fourth bedroom this well cared for property has a master bedroom with BIR and good separation from the large separate living areas allowing perfect natural lighting plus extra space in the large kitchen

The living areas receive nice large window views of the private front courtyard which may function as an excellent alfresco

The parking areas have hardstand parking for 2 cars and there is space for more on the verge

Lifestyle //

This area has so many renowned and exciting areas to mention with the stunning shops and parklands starting down the road from the very footstep with the Barry Britton

Recreational Reserve whilst offering everyday conveniences like BALGA IGA for all your shopping needs and the Mirrabooka Square for shopping socialising and fantastic meals

A convenient property in arguably one of the most functional locations Balga has to offer with very low costs perfect for downsizers young couples minimalists and definitely those secure lock and leave investors

Location //

- 120m to Nearby Bus Stop on the park
 - 250m to Majella Catholic Primary School
 - 400m to Balga Primary School
 - 500m to Warriapendi Primary School
 - 900m to Balga Senior High School
 - 1.2km to Bina Childrens Park
 - 1.2km to Stirling Leisure Centre
 - 1.2km to Balga Plaza Shopping Centre
 - 1.4km to North Balga Primary School
- (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 home currently suited to investors but potentially singles couples and small families



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Built : 1975
 Carport : 1
 Total : (approximately) 200 sqm
 Living : (approximately) 100 sqm
 Shire Rates : (approximately) \$1500 p.a.
 Water Rates : (approximately) \$800 p.a.
 Strata per quarter : \$0

- T&C'S :
- * End Date Sale - Offers presented 13 | 06 | 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 are welcome

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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 please must 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	PE8FF4
Property Type	Villa
House Size	102 m²
Land Area	209 m²
Including	Air Conditioning Toilets (1) Courtyard Outdoor Entertaining Built-in-Robes Fully Fenced

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