

Sold



### Three local Parks within Five Minutes' Walk!

Open by private inspections only! Call Simar Singh on 0433 767 296. This charming 1960s three bedroom, one bathroom home is conveniently positioned minutes from vital infrastructure including local schools, parks and shops. Occupying a 343sqm block, the property presents a fantastic buying opportunity for an astute investor, a first homebuyer or a young family. Inside, you are sure to love the polished and well-maintained jarrah floorboards, downlights throughout and a naturally bright living area thanks to a large window and a light colour scheme. The functional kitchen includes a freestanding oven, under-bench and overhead cabinetry and a microwave recess. The bedrooms could easily accommodate double beds and feature freshly painted skirting boards. Mirrored cabinets, a vanity and a combined shower/bath are features of the bathroom. The generous laundry has a trough and cabinet and direct access to the backyard. Outdoors, there is plenty of room for alfresco entertaining on the paved area beneath the shade of lush fruit trees. Positioned within a five minute drive to Warwick Grove Shopping Centre, a short car ride to North Balga Primary School, as well as several parks and leisure centres, this affordable home represents exceptional value. To register your interest, please call Simar Singh, of Xceed Real Estate, on 0433 767 296. Property Features: - Freshly painted three bedroom, one bathroom - Lovely original jarrah floorboards - Easy-care 343sqm block - Garden shed - Downlights throughout - Ducted Air-conditioning - Spacious driveway - Good-sized bedrooms - Kitchen includes a freestanding oven, cabinetry and a microwave recess - Bathroom has a shower/bath and vanity Location: - 1.1km to North Balga Primary School -

3 1

**Price**  
**Property Type**  
**Property ID**

**SOLD**  
**Residential**  
**26887**

#### Agent Details

Jonathan Marlow - 08 9402 2299

#### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
**REAL ESTATE**

2.1km to Balga Senior High School - 1.8km to Warwick Grove - 680m to Rannoch Reserve Playground - 2.5km to Stirling Leisure Centre Hammersley - 2km to Warwick Stadium - 3.2km to Warwick Station - 3.8km to the Mitchell Freeway

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*