



31A Walderton Ave, Balga



## BALGA'S BEST BUY!

Perfectly positioned just a short stroll from picturesque local parks, Balga Primary School, public transport and the local shopping centre. This well maintained street front residence represents great value for money and is perfect for investors, first home buyers and downsizers alike.

These properties are flying out the door right now so don't miss out, call today to book your look!

## FEATURES YOU'LL LOVE:

Inviting front yard with beautiful low maintenance gardens

Spacious queen size master bedroom includes walk-in robe with full length mirror sliding doors

Ensuite comes with plenty of storage and bench space, plus built-in handrails in the shower and next to the toilet

Well designed modern kitchen complete with breakfast bar, under-bench oven, wide fridge recess, 4 burner gas cook top, stainless steel rangehood plus space for a dishwasher and microwave.

Centralised family and meals room

Private alfresco area includes brand new aluminium pergola and 6 seater outdoor setting

Glass sliding door linking the garage to the alfresco allows you to utilise the

3 2

**Price**

**SOLD**

**Property Type**

Residential

**Property ID**

28227

## Agent Details

Ryan Joseph - 0400 006 693

## Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
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REAL ESTATE

garage and extend the outdoor entertaining area when needed

Double size bedroom 2 and 3

Second bathroom includes bathtub

EXTRAS:

Reticulation

Refrigerated reverse cycle ducted air-conditioning in the main living area

Brand new LED downlights throughout the entire house

Double remote garage

Built in 2010

216sqm block

132sqm house

LOCATION:

50m – Bus stop

270m - Balga primary School

550m – Fernhurst Park

1.2km – North Metropolitan TAFE

1.2km – Majella Catholic Primary School

1.4km – Balga IGA

1.6km – Stirling Leisure Centre

2.2km – North Balga Primary School

*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.*