

Sold



136 Wilmington Crescent, Balga



## Escape the Rental Grind!

First-home buyers, downsizers and small families need never worry about navigating the rental market ever again! This affordable three-bedroom, two-bathroom home is move-in ready, and the accessible and convenient location is the icing on the cake.

Enjoy a spacious open-plan living and dining area that features a well-equipped kitchen with stainless steel appliances and plenty of windows inviting in natural sunlight. This area flows out to a family-friendly backyard with a lawn perfect for the little ones and pets, and an undercover patio ready for alfresco entertaining. All three bedrooms have built-in robes and carpet, and the primary bedroom includes a private en-suite bathroom. Tiles in the living areas, air-conditioning in the bedrooms and living room, and neutral décor suiting most furnishings promise a comfortable lifestyle craved by many.

Investors will also love the low-maintenance appeal of this property, and there is also the opportunity to add value by installing gates in the side yard to park a boat or caravan. You'll appreciate the privacy of only one immediate neighbour, with bushland adjacent on the other side of the property.

You're within walking distance of Balga Primary School, with a range of other nearby schools to choose from, including John Septimus Roe Anglican School and Emmanuel Christian Community School, as well as the North Metropolitan TAFE Balga. You can easily access Wanneroo Road, Reid

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**Price** SOLD for \$460,000  
**Property Type** Residential  
**Property ID** 29392  
**Land Area** 411 m<sup>2</sup>  
**Floor Area** 102 m<sup>2</sup>

### Agent Details

Alana Nelson - 0438 280 004  
Jonathan Durrant - 0438 909 480

### Office Details

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Highway, the Mitchell Freeway and public transport from this location, and choose from several great-sized shopping centres. Princess Wallington Reserve is a short distance away, where you'll find the Balga Soccer Club and Balga Leisure Centre.

Seize this fantastic opportunity to escape the rental market with an affordable and easy-care property - contact Jonathan Durrant on 0438 909 480 or Alana Nelson on 0438 280 004 today to arrange a viewing.

Features include:

Three-bedroom (with built-in robes), two-bathroom home  
411sqm block

Open-plan living and dining room

Well-equipped kitchen with stainless steel appliances, double sinks and plenty of storage

Split system air-conditioning in the living areas and bedroom 1 and 2

Tiles in the living areas, carpeted bedrooms

Main bathroom has a bathtub

Separate laundry with external access

Family-friendly and fully-enclosed garden with lawn, store room and undercover patio

Brick and tile construction

Single garage with additional parking

Location (approx. distances):

550m Balga Primary School

1.2km Balga Plaza

1.3km Gladys Newton School

1.3km North Metropolitan TAFE Balga

1.4km Princess Wallington Reserve & Stirling Leisure Centre Balga

1.5km Stirling Central Shopping Centre

2.1km Primewest Northlands Shopping Mall

2.3km John Septimus Roe Anglican School

2.5km Emmanuel Christian Community School

2.6km Mirrabooka Shopping Centre

*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.*