

Sold

16B Manoff Road, Balcatta



## Light, Bright & Just Right!

Tom Vlahos proudly presents this neat and light filled renovated duplex half brick and tile home situated in a great location in popular Balcatta.

### Features:

- \* Two good size bedrooms
- \* Renovated bathroom
- \* Spacious kitchen with gas appliances, ample bench and cupboard space & overhead cupboards plus pantry
- \* Large lounge/living/dining room with neutral tones
- \* Internal laundry
- \* NEW R/C split system air con in lounge
- \* Hybrid timber floors throughout
- \* Freshly painted throughout
- \* Security screens on doors and windows
- \* Roller shutter to main bedroom window
- \* Undercover entertaining patio with lawn perfect for children to play
- \* Parking for one car plus heaps of additional parking
- \* Resurface driveway
- \* No strata fees
- \* Pay your own building insurance
- \* Big block with ample rear yard
- \* Perfect for first Home Buyers and Investors

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**Price** SOLD for \$552,000

**Property Type** Residential

**Property ID** 30048

### Agent Details

Tom Vlahos - 0408 427 514

### Office Details

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

**XCEED**   
REAL ESTATE

Council Rates \$1518.76 pa approx

Water Rates \$966.70 pa approx

Perfectly located close to medical suites, public transport, parks, shopping, Karrinyup Road and more! If you would like a private inspection, contact Tom Vlahos 0408 427 514 selling Balcatta add this one to your portfolio.

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