

Sold



24C Felpham Street, Balga



## LOCK AND LEAVE BALGA GEM

A fabulous rear unit with side access, this three-bedroom, two-bathroom home is the ideal lock-and-leave home, providing plenty of comfort and convenience, all within easy walking distance to shops, parks, schools, and TAFE campus plus easy access to Reid Highway and Beach Road. The perfect home for downsizers, small families or investors seeking a magnificent opportunity in an area close to all amenities, this abode has convenience in spades with several retail and shopping outlets just moments away and public transport right on your doorstep.

Located at the rear of a complex of three, this unit benefits from a position tucked back from the street, offering extra privacy and distance from any street noise. Step inside and be greeted by a central open-plan zone, with a well-appointed kitchen looking out over the main living area and outside beyond. Sliding doors enable a nice seamless flow to the undercover outdoor patio and provide plenty of light to this central hub of the home.

Open your sliding doors and step out onto a lovely outdoor space with a pitched roof, extending your alfresco living beyond the summer months. Easily large enough to accommodate an outdoor dining table setting and lounge chairs, this makes for a great space to enjoy casual outdoor dining as well as an undercover play area for any little ones. With easy-care artificial lawn wrapping around the home, enjoy a lovely ambience of greenery without the maintenance or expensive water bills. Along with a single carport, there is also ample parking on the driveway, and local bus stops are just an easy

3 2 2 216 m<sup>2</sup>

**Price** SOLD for \$515,000  
**Property Type** Residential  
**Property ID** 30184  
**Land Area** 216 m<sup>2</sup>

### Agent Details

Ahsan Mustafa - 0420 270 173  
Graeme Correy - 0419 902 309

### Office Details

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

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short walk away.

All bedrooms feature timber-style flooring and built-in robes while the main bedroom enjoys the extra comfort of an ensuite and walk-in-robes. A second bedroom also enjoys exterior access with sliding doors with another bathroom featuring down the hall.

With Balga Plaza, Balcatta Village Centre and Stirling Leisure Centre all less than three kms away, several parks and North Metropolitan TAFE within easy walking distance, plus easy access to arterial roads, everything is all here within easy, comfortable reach.

Take advantage of this excellent opportunity- a perfectly located gem in the heart of Balga, ideal for small families, first-home buyers or the astute investor. For expressions of interest, please contact Ahsan Mustafa at [ahsan@xceedre.com.au](mailto:ahsan@xceedre.com.au) or phone 0420 270 173 for additional details.

Features include:

- Three bedrooms with timber style flooring, blinds
- Main bedroom features ensuite and walk-in-robes
- Two other bedrooms feature built-in robes, one with sliding doors to exterior
- Two bathrooms, one with bath
- Open plan living/kitchen/casual dining areas
- Kitchen features ample cupboards, stainless steel appliances, double sink, pantry
- Living area flows into exterior area through sliding doors
- Magnificent undercover alfresco area
- Easy care artificial lawn outside that wraps around home
- High fence and wall at exterior offering privacy and security
- Security screens and roller shutters on windows
- Separate laundry with sliding door access to exterior
- One car carport with extra parking available on driveway
- Side gate access
- Ducted air conditioning

Location (approx. distances)

- Easy access to Reid Highway and Beach Road
- Fernhurst Reserve 500m
- North Metropolitan TAFE 600m
- Balga Primary School 850m
- Balga Senior High School 2.0km
- Balga Plaza 2.0km
- Stirling Leisure Centre 2.1km
- Balcatta Village Centre 2.7km
- Nollamara IGA 3.6km
- The Square Mirrabooka 4.6km

*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.*

