

Sold



3A Mentone Rd, Balga



PERFECT, NO HASSLE INVESTMENT.

This free standing home sits at the end of the street, conveniently close to local amenities such as shops, schools, and transport links, presenting an exceptional prospect for investors, as there is a wonderful tenant in situ until 9th December 2024 paying \$495 per week. This tenant has been at the property for the last 3 years and is keen to stay on beyond 2024.

Spanning approximately 254 square meters of land, this property boasts no strata fees and embraces low maintenance living, boasting an easy care courtyard without the need for extensive gardening efforts. A single fully enclosed garage, accessible through a shopper's entrance, adds both convenience and security. Notably, the house is equipped with solar panels, contributing to its eco friendliness.

Just a few minutes' walk to North Balga Primary School, Princess Wallington Reserve, and a quick trip to Warwick Train Station and The Square Mirrabooka, this property is ideally located for busy families.

3 2 2

Price	SOLD
Property Type	Residential
Property ID	56

AGENT DETAILS

Lee Tamblin - 0466 250 944

OFFICE DETAILS

One Percent Realty WA
1003/162 Canna Drive Canning
Vale, WA, 6155 Australia
61 466 250 944

ONE

Features include;

- * Three generously sized bedrooms with built-in robes
- * Ensuite bathroom and a separate main bathroom with a bathtub
- * Separate laundry for added convenience
- * Functional kitchen with ample storage and abundant bench space
- * Open-plan family/meals area with a reverse cycle split system air conditioning unit
- * Laminate floorboards throughout
- * Split System air conditioning in the family
- * Lovely colorbond alfresco area/courtyard
- * Fully fence
- * Single garage with shoppers entrance
- * 247sqm Block
- * Built in 2009
- * NO STRATA FEES
- * Currently rented to an excellent tenant at \$495 per week until Dec 2024

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