

Sold



8A Newick St, Balga



READY MADE INVESTMENT OPPORTUNITY!!!

All viewings are to be by appointment - call Lee on 0466 250 944

Discover the allure of this spacious residence situated in a prime Balga location. If you've been seeking a three bedroom, two bathroom villa but find most options too cramped, this home is a must see.

As you step into the living area, be captivated by the expansive open plan design and a generously sized kitchen that seamlessly overlooks the dining space. Perfect for hosting gatherings, the residence offers an ideal setting for entertaining friends, especially with the north facing alfresco area featuring timber decking, an inviting space for year round enjoyment.

Just a brief stroll away, the popular Brian Burke Reserve and aquatic centre await, providing recreational opportunities and a vibrant community atmosphere. while remaining conveniently close to the local primary school.

Currently tenanted with wonderful long term tenants on a periodic lease,

3 2 2 292 m2

Price	SOLD
Property Type	Residential
Property ID	68
Land Area	292 m2
Floor Area	126 m2

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

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paying \$580 per week who would love to stay and sign a new lease, this property would make a superb ready to go investment with the rent money rolling in from day 1.

Key Features:

- * Three well proportioned bedrooms
- * Master bedroom with full ensuite
- * Two main bathroom
- * Large open plan family / kitchen / dining area
- * Split system air conditioning (in family room)
- * Stylish bamboo timber flooring adds a touch of sophistication
- * Covered alfresco area with charming timber decking
- * Spacious double garage with direct access to the living area
- * 292sqm block
- * 126sqm living
- * Built in 2008

Financials

- * NO Strata Fees
- * Currently rented at \$580 per week by long term tenants
- * Council rate \$1,560 per year (approx)
- * Water rates \$1,638 per year

NOTE: Due to there being a tenant in situ, photos were taken prior to the current tenancy and do not directly reflect the current living situation.

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