

**11C Cartwright Road, Balga, WA 6061**

**House For Sale**

Thursday, 16 January 2025

11C Cartwright Road, Balga, WA 6061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 210 m2**

**Type: House**



Ray D'Costa  
0403165936



Lisa Caon  
0424628718

**From \$579,000**

Tranquilly nestled to the rear and opposite leafy Hewett Park, this stylish 3 bedroom 2 bathroom residence adds another dimension to modern low-maintenance "lock-up-and-leave" living. A light, bright and functional open-plan living, dining and kitchen area is the heart and soul of the floor plan, playing host to its own split-system air-conditioning unit, an electric fireplace, a breakfast bar, double sinks, tiled splashbacks, pantry storage, a dishwasher and contemporary stainless-steel range-hood, gas-cooktop and under-bench-oven appliances. The huge master-bedroom suite is the obvious pick of the sleeping quarters with its split-system air-conditioning unit, full-height triple-sliding-door built-in wardrobes and intimate ensuite bathroom – shower, toilet, vanity and all. Both spare bedrooms have full-height sliding-door built-in robes, for good measure. The practical main bathroom also has a shower and powder vanity of its own. Outdoors, the splendid wraparound courtyard is paved for easy-care entertaining, off the living space. Desirable parkside position aside, the local Fieldgate Square Shopping Centre is just metres away, along with other sprawling local reserves. The likes of the Balga Community and Leisure Centres, North Balga Primary School, bus stops, Balga Plaza Shopping Centre and multiple children's playgrounds are all only walking distance away, as well. Other outstanding educational facilities, medical amenities and major arteries – for easy access to the city, coast, Perth Airport and our picturesque Swan Valley – are all within arm's reach too, for living convenience. Talk about ticking all of your boxes! Features include, but are not limited to:

- 3 carpeted bedrooms
- 2 bathrooms
- Low-maintenance timber-look flooring
- Open-plan living/dining/kitchen area – with a dishwasher and electric fireplace
- Separate laundry, with external access for drying
- Separate 2nd toilet
- Under-bench bathroom-vanity storage cupboards
- Paved wraparound entertaining courtyard
- Security-door entrance
- Split-system air-conditioning
- Security-alarm system
- Colorbond fencing
- Single carport – leading into a secure single lock-up garage
- Extra driveway parking space for up to two (2) cars, leaving enough overall parking for up to four (4) vehicles in total

Council Rates - \$1,466.81 p.a  
Water Rates - \$900 p.a