

**45 Balmain Way, Heathridge, WA, 6027**

**Professionals**

**House For Sale**

Monday, 18 November 2024

45 Balmain Way, Heathridge, WA, 6027

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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Wayne Carroll

## Modern, functional and close to a range of amenities!

Joshua Carroll from Professionals Heathridge is pleased to present to the market 45 Balmain Way, Heathridge in the sought-after suburb of Heathridge. Discover your dream home in Heathridge! This beautifully renovated 3-bedroom, 1-bathroom gem boasts modern upgrades throughout, offering a fresh and inviting atmosphere. Nestled on a spacious block, perfect for entertaining, this property combines comfort and style. Enjoy the tranquility of a quiet, peaceful street while being conveniently close to local amenities. With ample outdoor space and a versatile layout, this home is ideal for families/investors or anyone seeking a serene retreat. Don't miss this opportunity to own a piece of paradise in Heathridge!

### Features:

- Spacious Front Living and Dining Area: A welcoming formal lounge and dining area that flows effortlessly from the kitchen, perfect for gatherings and relaxation.
- Open-Plan Kitchen and Family Space: A bright, open layout connecting the kitchen and family area, seamlessly extending into the backyard.
- Master Bedroom with Ample Storage: Features a generous built-in robe, offering plenty of space for storage.
- Comfortable Minor Bedrooms: Both minor bedrooms come with built-in robes for added convenience and organization.
- Stylish, Modern Bathroom: Equipped with a sleek vanity, shower, and bathtub, providing both style and comfort.
- Well-Appointed Kitchen with Yard Views: Overlooks the backyard and is equipped with modern appliances, a gas cooktop, and plenty of bench space.
- Functional Laundry Room: Includes bench space, a sink, and easy access to the side yard.
- Expansive Rear Patio: A large, covered patio area perfect for outdoor entertaining and gatherings.
- Vast Grassy Yard Area: Ideal for children and pets to play, offering a spacious and versatile outdoor area.
- Garden Shed: Convenient storage space for garden tools and equipment.
- Single Garage: Provides secure parking with easy access to the home.
- Split system A/C's
- Water filtration system
- 6.6kwa batter ready solar system

**\*\*Currently tenanted until 15/02/2025\*\***

Nestled in a coveted locale, this property enjoys proximity to an array of amenities. Imagine strolling to nearby shops, cafes, and schools, or taking leisurely walks in the serene park just down the road. With its prime location, convenience is at your doorstep. The house itself offers a seamless blend of comfort and style, making everyday living a delight. Whether you're starting a family or seeking a peaceful retreat, Heathridge presents the perfect setting, and this home is your key to unlocking its full potential.

Land size: 702m<sup>2</sup>

Internal area: 124m<sup>2</sup> (approximate)

Year built: 1984

Zoning: R20/R30

Please contact Joshua Carroll from YOUR LOCAL HEATHRIDGE AGENCY now for more information!

### Disclaimer:

This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.