

**34/1 Balfour Road, Swan View, WA 6056**



**Villa For Sale**

Monday, 23 December 2024

34/1 Balfour Road, Swan View, WA 6056

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Jeet Singh

0433729711

## Offers in \$500,000's

Contact Jeet at 0433 729 711 to schedule an exclusive tour of the property at your convenience. Key Highlights: \* 31C Ceiling throughout \* 3 Bedrooms \* 2 Bathrooms \* Double Garage This delightful villa features 3 bedrooms and 2 bathrooms, offering a comfortable and modern living experience. Upon entry, you'll find an open floor plan that effortlessly combines the kitchen, dining, and living areas, enhanced by a contemporary reverse-cycle split system air conditioner. All three spacious bedrooms come with built-in robes, with the main bedroom boasting a private ensuite. The second bathroom is equipped with a shower, vanity, and toilet, and conveniently incorporates the laundry space. Step outside to a paved alfresco area, ideal for hosting guests, enjoying a BBQ, and other outdoor activities. Key features include: - 3 spacious bedrooms, each with built-in robes - Ensuite featuring a shower, vanity, and toilet - Open-plan layout combining the kitchen, dining, and living areas - Modern kitchen equipped with 900 mm cooktop, Oven, overhead cabinets, pantry & Stone top island bench with breakfast bar - Reverse-cycle split-system air conditioning in the living area - Ceiling fans installed in all bedrooms for added comfort - High ceilings, creating a bright and open atmosphere - Second bathroom with a shower, vanity, toilet, and integrated laundry - Double garage with an additional storage area and direct villa access - Affordable strata fees of \$159.22 per quarter - Close to local primary and secondary schools - Just a 10-minute drive to Midland Gate Shopping Complex While local shops are just around the corner. To schedule a viewing, contact Jeet at ☎ 0433729711 or via email at Jeet@propertymm.com.au. Disclaimer: The information and photographs presented on this website are provided for general information purposes only and should not be considered a representation of the vendor or agent. The details, opinions, and publications available on this website are meant to offer general insight and should not be considered legal, financial, or real estate advice. Users are encouraged to seek their own legal, financial, or real estate counsel when necessary. While every effort is made to ensure the accuracy and currency of the material, we do not guarantee its completeness or reliability. Independent professional advice should be obtained based on your specific circumstances before making any legal, financial, or real estate decisions.