



29 Albourne Place, **Balga**

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### BEST OF BOTH WORLDS

Boast to all your buddies when this brilliant pad becomes yours! Situated on a very generous 328sqm block with all the sought after classic character features - this is a rare find indeed.

"We have some amazing original detail like the quality timber floors and high ceilings, as well as plenty of perfect modern touches" you explain to your family and colleagues. "We've got more land and space than the typical villas in the area, but a low maintenance front and back yard and giant open park across the road that's perfect for the kids, pets and entertaining friends!"

Highly motivated sellers coupled with a perfectly positioned and presented property makes this an opportunity you can't miss.

Make it all yours on Albourne today!

#### Features -

- High quality timber floors
- High ceilings
- Modern kitchen
- Down lights throughout
- 2 large bedrooms
- Renovated bathroom
- Renovated laundry
- Undercover courtyard
- Large undercover carport
- Reticulated garden
- Large shed
- Directly across from Albourne Park

#### Lifestyle -

- 10m - Albourne Park
- 300m - Public Transport
- 500m - Camberwell Park
- 650m - Balga IGA
- 1km - Reid Highway
- 1.2km - North Balga Primary School

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From \$299,000

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