

# 117 BALGA AVE, BALGA



Well-designed, immaculate villas - stunning and high quality. Well located in the sought after pocket of Balga. Central and easy access to all major shops and transport.

## Standard specification list

- DSC Alarms systems
- Durable wash and wear paint low sheen acrylic
- Ceiling height of 2700mm
- Horizontal louver blinds
- Wool blended carpet
- Fully vitrified floor tiling
- Mirrored sliding wardrobe doors
- Painted 67mm half spayed MDF skirting
- Stone bench tops
- BOSCH cooktop & oven , dishwasher, range hood
- Semi-frameless fixed glass shower screens
- Chrome towel rails
- Quality LED down light fittings provided
- Reverse cycle split system air-conditioning to all living ad bedroom areas
- Fully reticulated landscaping

## Availability

Unit	A	B	C
Type	villa	villa	villa
Availability	avail	avail	sold

## Development particulars at a glance

Unit	A	B	C
Type	villa	villa	villa
Land size M2	251	228	246
House Size m2	155	145	148
Bedrooms	3	3	3
Toilets	2	2	2
Garage	all double		
Internal Selections	as per selections board		
Package Price	price on application		
Deposit Required	10%	10%	10%
Estimated rent p/w	\$430-480	\$430-480	\$430-480
Yield	5%	5%	5%
Construction start	Oct-14		
Completion date	Mar-14		
Titles due	Apr-14		
Settlement	14 days from titles		
Houses in development	3		
Strata fees	none		



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