



**SOLD**

## STEP INTO A BEAUTIFULLY RENOVATED HAVEN!!

Welcome to 53 Ball Street, a perfect blend of modern convenience and charm. This freshly renovated three-bedroom sanctuary is ideal for families, downsizers, and first-time buyers. The heart of the home is an outstanding modern kitchen with open-plan dining that flows seamlessly to a barbecue-ready backyard. There's a wrap-around balcony accessible from both the living area and the master bedroom, offering peaceful spots to unwind. The bathroom includes a well-appointed shower for your comfort, and the separate laundry area adds extra convenience with its own toilet.

To keep you comfortable year-round, the home is mostly double-glazed and well-insulated. It features a heat pump, a cozy fireplace, and an HRV system to keep the house nice and toasty during the winter months.

Experience the comfort and warmth of your future home—schedule your viewing today and see it for yourself.

**3 BED | 1 BATH | 0 CAR**

**PRICE:**  
**\$469,000**

**OPEN FOR INSPECTION:**  
**N/A**



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## 53 Ball Street Kingswell



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Floor Plan by INSPIRE MEDIA WORKS

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