



40C Culloton Crescent BALGA WA 6061

 3  2  2

\$825/week

Date available: 12 January 2026

[Book Inspection](#)

Stylish 3x2 Double Garage Villa - Packed With Quality Features!

Wright Real Estate is proud to present this beautifully maintained three bedroom and two bathroom villa, packed with quality features and perfectly positioned for convenient and low maintenance living. Nestled in a prime location, this home offers direct access to a wide range of local amenities, infrastructure and resources.

Property Features:

- Three generously sized carpeted bedrooms, each with split system reverse cycle air-conditioning
- Walk-in robe to master and mirrored built-in robes to the secondary bedrooms
- Stylish ensuite and family bathroom featuring floor to ceiling marble look tiles and heat / light / fan combination light fittings; double vanity and separate bathtub / shower recess to the main bathroom
- A bright and central open-plan tiled living area, complete with a TV bracket and ready for effortless and modern living
- Well-appointed kitchen with feature lighting above waterfall island benchtop, OMEGA stainless steel 600mm appliances, gas stovetop and electric oven, ample cabinetry, built-in pantry, plumbed in fridge recess and brand-new Euromaid dishwasher
- Downlights to master bedroom and main living areas
- Reverse cycle split system air-conditioner + gas bayonet to open plan living area, providing year-round comfort!
- Tiled living spaces, carpeted bedrooms and roller blinds throughout

- â€¢ Security alarm system and intercom video doorbell
- â€¢ Separate laundry with direct access to external clothesline
- â€¢ Eternity PLUS M20 instantaneous gas hot water system
- â€¢ 5kw solar power + all windows facing North, East & West are tinted - making this home quite energy efficient!
- â€¢ NBN ready
- â€¢ Double garage with extra storage space + shelving, shoppers door entry to the kitchen + courtyard access
- â€¢ Easy care and low maintenance gardens
- â€¢ External gas bayonet to the courtyard for a direct and easy BBQ connection
- â€¢ Quietly positioned at the rear of the complex

This property offers convenient access to a growing and family-friendly suburb in Perth's northern corridor. Located approximately 13km north of the CBD, Balga is part of the City of Stirling and is known for its strong sense of community and varied housing options. Some of the perks you'll enjoy include:

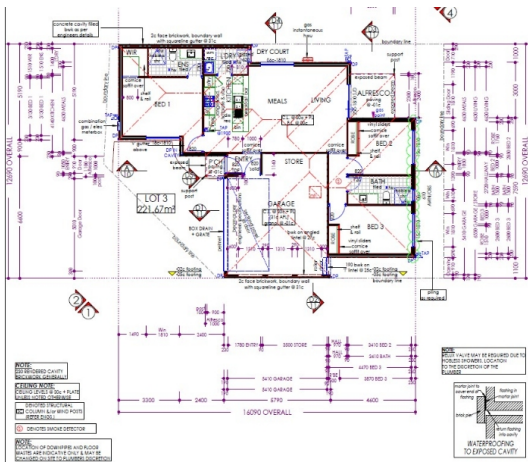
- â€¢ A range of nearby green spaces, including the major community hub Princess Wallington Reserve, here you'll find playgrounds, sporting fields and leisure facilities
- â€¢ Local shopping needs are met with nearby centres such as Balga Plaza, Warwick Grove and Stirling Central Shopping, or for something closer to home, you can enjoy a quick 5-minute walk to Fieldgate Square Shopping Centre
- â€¢ Direct access to Wanneroo Road and very close to Reid Hwy, plus regular bus services linking residents to nearby hubs, allowing commuting to be a prompt and seamless experience
- â€¢ A number of Primary & High Schools close by, including but not limited to: North Balga Pre-School + North Balga Primary School, East Hamersley Primary School, John Septimus Roe Anglican Community School and North Metropolitan TAFE

This property is sure to be popular so be quick to register for one of our viewings or give Jessamine a call on (08)9245 1900.

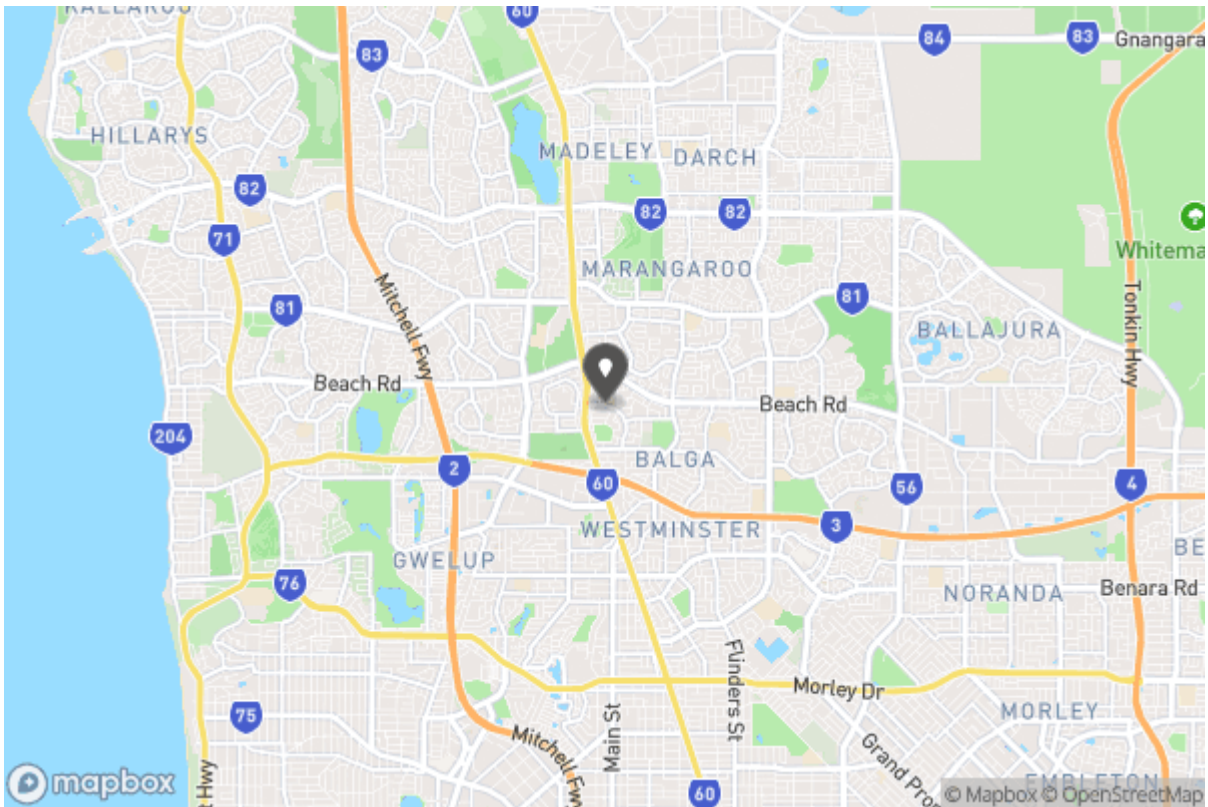
Gallery







Location Map





Don't forget to
confirm your
inspection by
SMS or email

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Scarborough WA 6019



Why Book with Wright Real Estate

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Property?agentID=V-WRIGHT&uniqueID=R4119570>