

ROTSVAST

verhuur, verkoop & vastgoedbeheer



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Balistraat 7 3531 PS Utrecht

Features



83m²

54m²

303m³

Energy label D

€ 475.000,- k.k.



Rotsvast Utrecht

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Features

Transfer

Price: €475.000,-

Status: Sold under reservation

Offered since: 21 November 2025

Acceptance: In consultation

Build

Property type: Single-family house

Construction type: Residential house

Roof type: Composite roof

Surface areas and volumes

Plot area: 54 m²

Volume: 303 m³

Layout

Number of bedrooms: 4

Number of bathrooms: 1

Number of floors: 3 woonlagen

Energy label: D

Heating: Central heating boiler

Hot water: Central heating boiler

Boiler fuel: Gas

Cadastral municipality: Catharijne

Ownership: Full ownership

Main garden: Back garden

Main garden area: 9m²

Main garden location: Southwest

Facilities

Parking facilities: Paid parking, parking permits

Garage types: No garage

Description

Charming family home in popular Lombok with a bright living and dining room, three bedrooms and garden. The perfect spot close to Utrecht's vibrant city center!

Surroundings

Balistraat is located in the sought-after Lombok-West neighborhood. A quiet residential street, yet with all amenities nearby. Around the corner you'll find the lively Kanaalstraat with its wide range of shops and eateries, while green areas such as the Majellapark and Molenpark are just a short walk away. Utrecht's bustling city center and Central Station can be reached within minutes by bike. By car, you have quick access to the A2 and A12 motorways.

Layout

Ground floor

Entrance hall with toilet and staircase. Bright living room at the front, seamlessly connected to the dining area. At the rear is the kitchen, which provides direct access to the garden - a lovely spot to relax outdoors.

First floor

Two generously sized bedrooms, a bathroom with shower, washbasin, and second toilet, plus a convenient built-in cupboard on the landing.

Second floor

Spacious attic with skylights, ideal as an extra bedroom, home office, or hobby space.

Outdoor space

Compact, sunny back garden accessible from the kitchen - perfect for a barbecue or enjoying drinks in the sun.

To request a viewing:

- react via this website
- call to Rotsvast Utrecht 030 2144346
- email to utrecht@rotsvast.nl

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