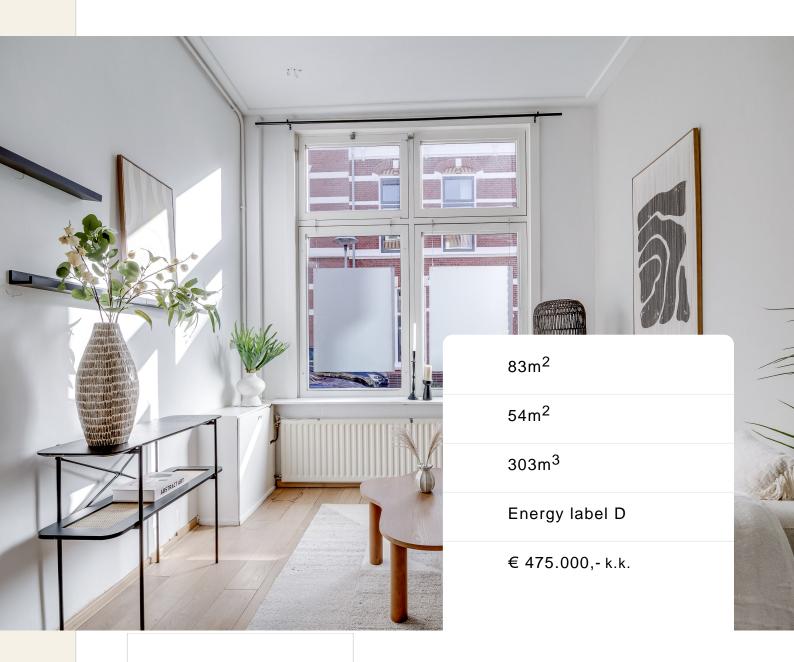




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### **Features**





#### Rotsvast Utrecht

T: +31 30 21 44 346 E: utrecht@rotsvast.nl www.rotsvast.nl

### **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 m<sup>2</sup> Volume: 303 m<sup>3</sup>

#### 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: 9m<sup>2</sup>

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.

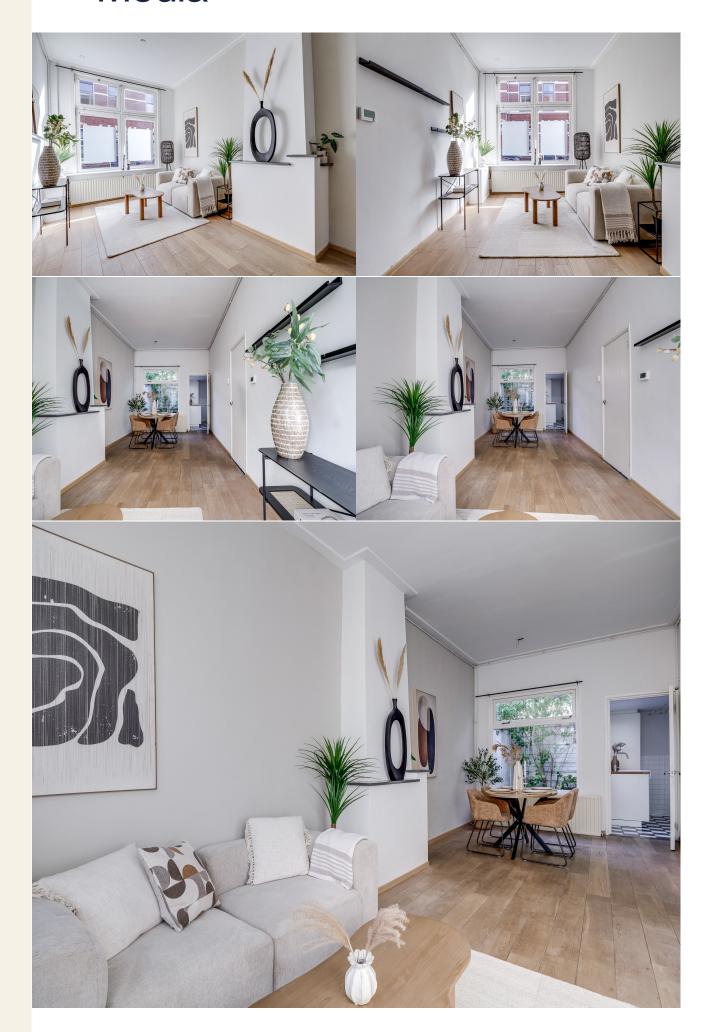
#### Outdoor space

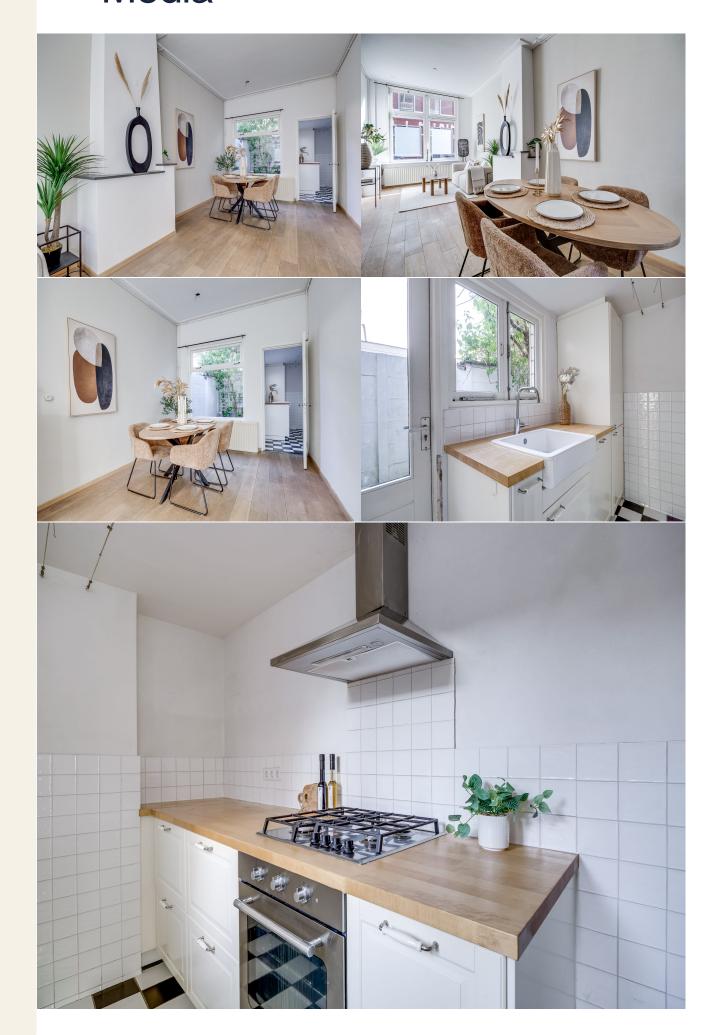
Compact, sunny back garden accessible from the kitchen ??? perfect for a barbecue or enjoying drinks in the sun.

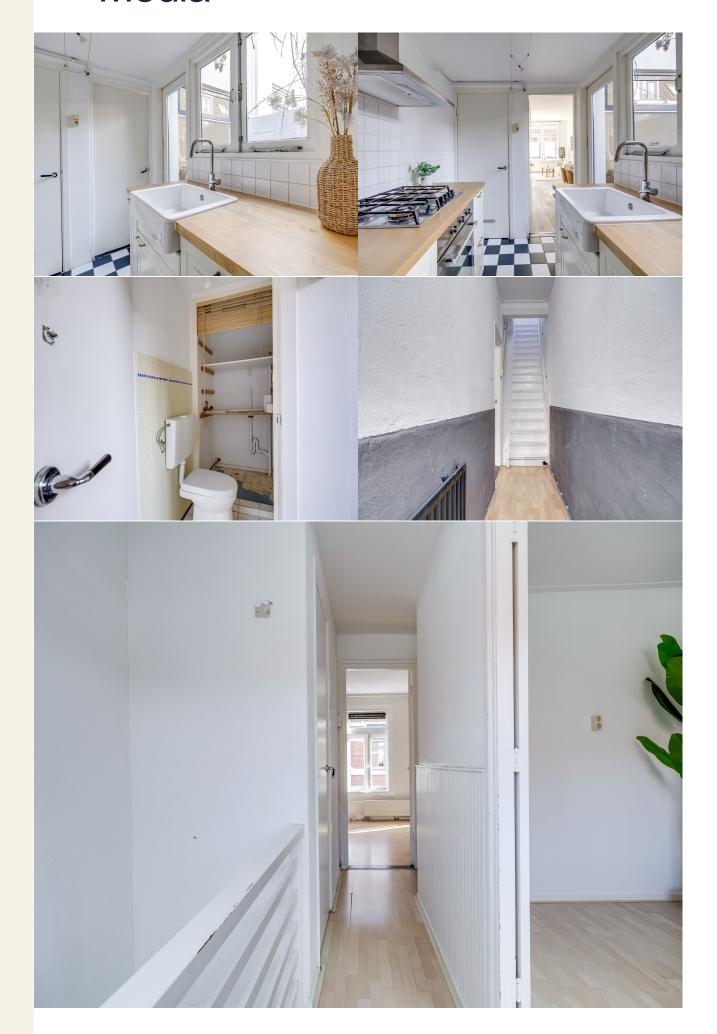
To request a viewing:

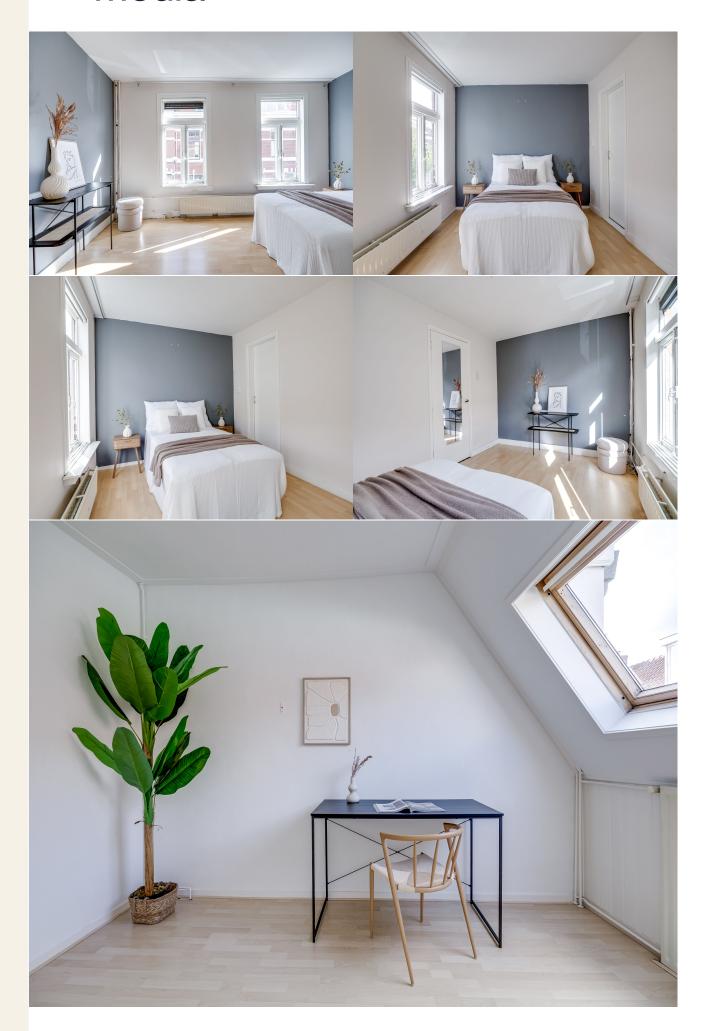
- react via this website
- call to Rotsvast Utrecht 030 2144346
- email to utrecht@rotsvast.nl

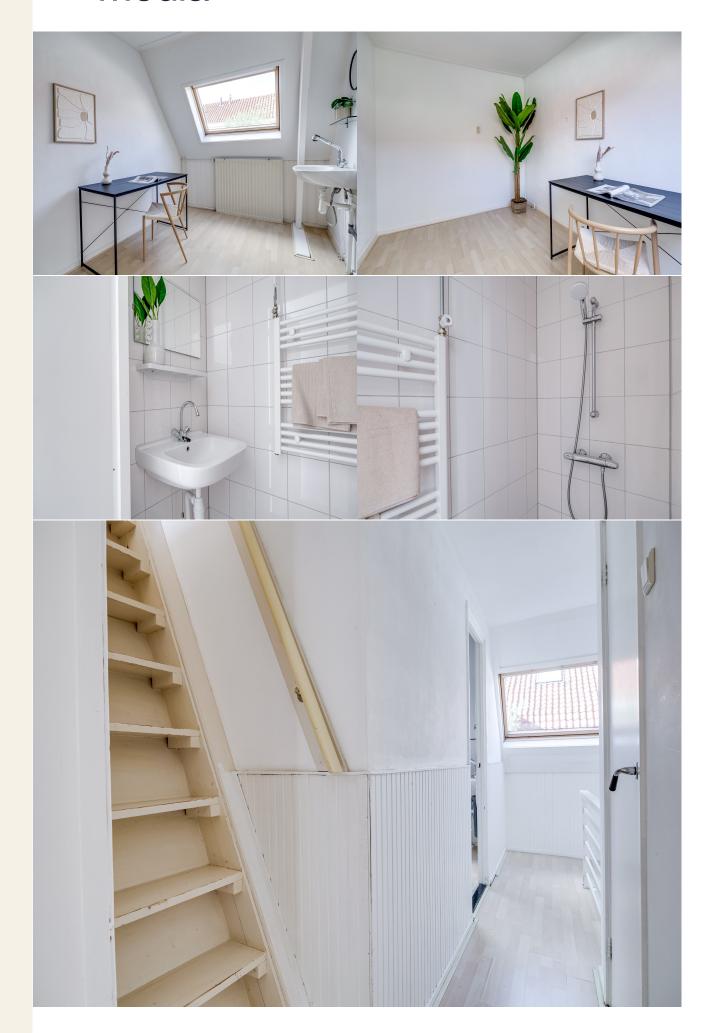




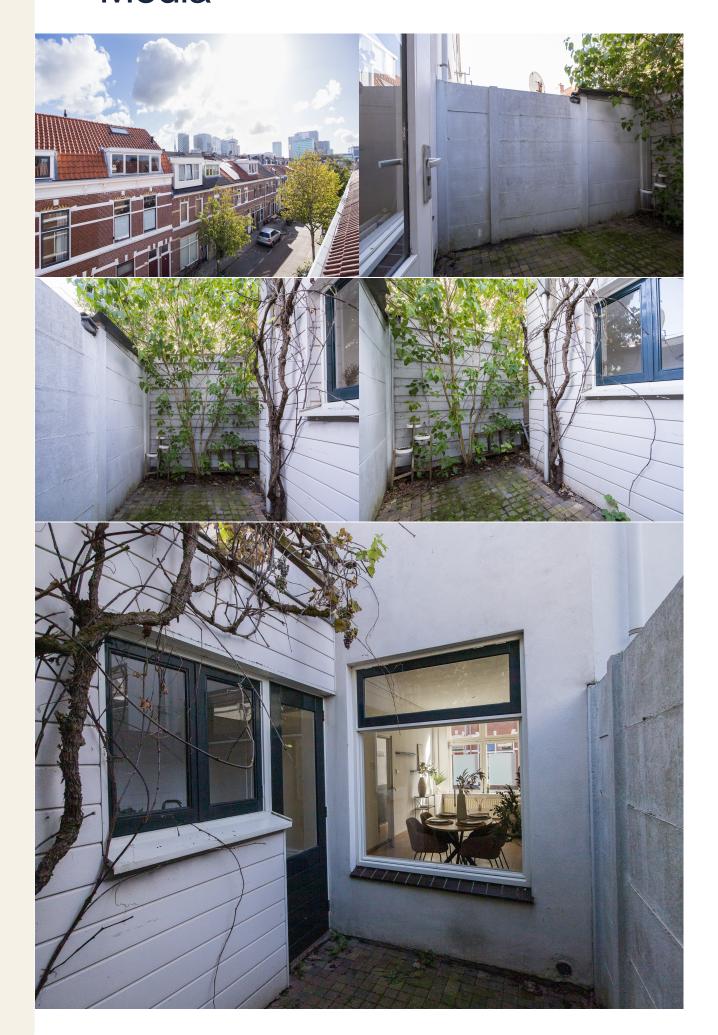




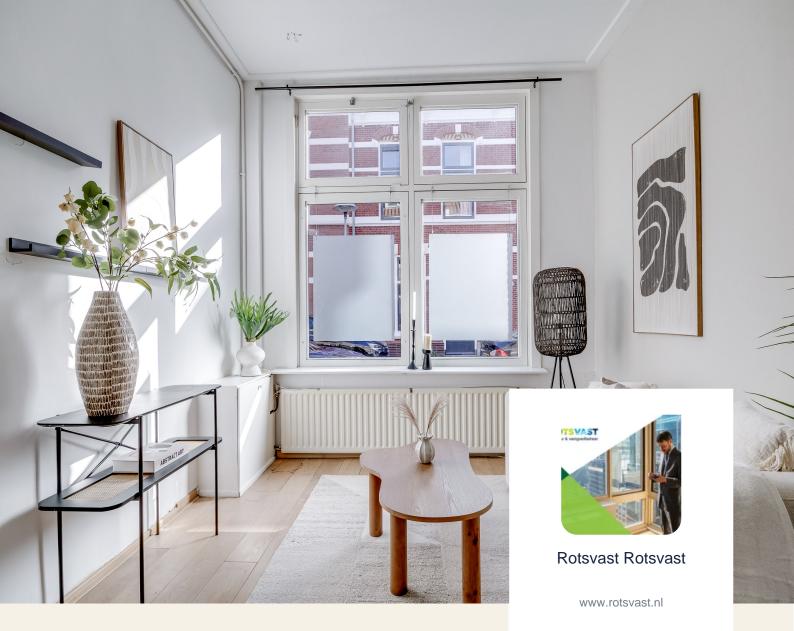














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