



### Prime location for Developers or an Investors.

728sqm potential rectangle 3 unit site– zoned R40 is situated on the high side of the road facing North and is just perfect for those wanting to develop.

Possibilities galore here!!! You may retain the existing home and just rent the property out. Alternatively you can demolish the original house and develop!

Situated in a quiet convenient street, only minutes from all amenities and transport.

#### Features:

- 4 Bedrooms
- 1 Bathroom
- Single garage – drive through
- Split system Air Conditioner
- 4 car garage at rear
- 728sqm
- Zoned R40
- 18.1m Frontage, Depth 40.23m
- Brick and Tile home
- Currently tenanted with long term tenants at \$390.00 per week

The location is great, close to parklands, shopping, freeway access, schools, just a short drive to the CBD and more.

Call Balga Specialist Tom Vlahos 0408 427 514 to arrange a viewing!

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**Price** SOLD for \$550,000  
**Property Type** Residential  
**Property ID** 29387  
**Land Area** 728 m2

#### Agent Details

Tom Vlahos - 0408 427 514

#### Office Details

Xceed Real Estate - Sales  
 Level 8, 3 Hasler Road Herdsman,  
 WA, 6017 Australia  
 08 9207 2088



\*The particulars of this listing are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or their agent - please make enquiries with the Shire to confirm development potential.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*