



## ATTENTION DEVELOPERS - CORNER SITE!

829sqm Corner block zoned R40 in a top location opposite parklands, just perfect for \*potential development.

### Property Features:

- 3 Good sized bedrooms
- 2 Bathrooms
- 2 Living areas, 2nd living area can be converted into 4th bedroom
- Neat kitchen / meals area
- Gas bayonets in both living areas
- Atrium
- Study
- Secure parking
- Security alarm
- Mesh security screens on most doors and windows, regular security screens on all other doors and windows.
- Opposite primary school
- Walking distance to Tafe & Mirrabooka Shopping Centre
- Bus route on opposite side of the park.
- 829 SQM
- Currently tenanted on a fixed term lease till March 2025 at \$655.00 per week

🛏 3 🗺 2 🚏 2 📏 829 m2

**Price** SOLD for \$585,000  
**Property Type** Residential  
**Property ID** 29388  
**Land Area** 829 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



CALL FOR AN INSPECTION TODAY WITH THE BALGA SPECIALIST TOM VLAHOS 0408 427 514!

\*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.*