



## 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

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**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

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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.

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