

**10 Derrington Crescent, Balga, WA 6061**



**Sold House**

Friday, 13 October 2023

10 Derrington Crescent, Balga, WA 6061

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 673 m2**

**Type: House**



Ronnie Abboud

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**\$480,000**

Nestled comfortably on an expansive 673m<sup>2</sup> block sits this 3 bedroom, 1 bathroom family home in a prime location, directly across from charming parklands - a perfect setting for family living or your next development project. Located on the cusp of Balga and East Hamersley, this property boasts a substantial and lockable workshop, which is ideal for accommodating a boat, caravan, or catering to the needs of a home handyman. High quality workshops of this caliber are indeed a rare find. What sets this home apart is its versatility, offering something for everyone! A large backyard with a patio area makes it the ideal setting for summer gatherings and outdoor enjoyment. The original polished floorboards throughout the home contribute to a delightful and inviting atmosphere, perfect for the summer season. To top it off, the property is equipped with air-conditioning and wooden venetian blinds. Equally appealing for investors after a large land holding, the home is currently leased out to a fantastic house proud tenant who is happy to stay on long term. Land- R40 Zoned- Development Site (STCA)- Flat with no easements - 673m<sup>2</sup> Features:- 3 Bedrooms - 1 Bathroom- Massive Lockable Shed- Generous sized front and backyard Location:-26m to Wanneroo Derrington Reserve-200m to Nearest Bust Stop -800m to Fieldgate Square Shopping Centre-1.7km to North Balga Primary School-1.8km to Warwick Grove Shopping Centre -2.1 to East Hamersley Primary School-2.5km to Warwick Senior High School-3.1km to Girrawheen Senior High School,-3.4km to Balga Senior High School