

2 Alfa Place, Balcatta, WA 6021

Other For Sale

Thursday, 4 April 2024

2 Alfa Place, Balcatta, WA 6021

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Other



Jeremy Shirazee
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Frank Rodi
0499901288

Set Date Sale

Set Date Sale: Absolutely all offers by 3.00pm Tuesday 23rd of April 2024. Contact Jeremy Shirazee for buyer feedback range. What we love: These three magic words: Land. Location. Subdividable. Success leaves clues, and if you have spoken to anyone who has had it when it comes to property, the chances are they likely said something along the lines of "I secured the biggest block I could find, in the best location I could afford, and if it was subdividable, then that was a bonus." If you are looking to create your own success, then the combination of 2 & 4 Alfa Place in Balcatta hitting the market at the same time could be your calling. Positioned in a tranquil cul-de-sac with direct access to the leafy green parklands, this pair of duplexes offers a rare opportunity to secure a massive 1055sqm (approximate) block in the highly sought-after West Balcatta area. Backed by the esteemed West Balcatta Primary School these duplexes boast unrivalled privacy with no southern or eastern neighbours, and instead framed by a tree lined canopy. Another benefit of being one of the closest homes to the school is that you are nestled tightly within its catchment area, a huge draw card for potential tenants who wish for their children to attend, or perhaps for your own family. The beauty of this opportunity lies in its zoning: R20. At first glance, this may be considered a weakness due to its limitation as a two-lot site, on the contrary, it is greatest strength. This density code means most properties around it are still only single residential, creating an area neighbourhood of family homes on big blocks, some of which have been rebuilt into grand residences. A far cry from developing in an area overcrowded by units and apartments. If you decide to re-build one or two quality homes here, you don't have to worry about overcapitalization and can build with confidence.

1. Retain the existing tenants and enjoy steady rental returns.
2. Occupy one while leasing the other for additional income.
3. Renovate both to maximize rental returns.
4. Design a new single residence with ample land for expansion.
5. Develop two new homes, ideal for investment or multi-generational living.
6. Knock down and rebuild one residence now, with plans to build a second later, offering flexibility in your strategy.

The three magic words combined with this many options creates an amazing opportunity for those with vision. Don't let this chance pass you by!

What to know:

- Two-bedroom, one-bathroom duplexes
- Both currently leased on a periodic basis
- Massive 1055sqm block (approximate)
- Zoned: Residential R20
- Quiet cul-de-sac location with laneway access to West Balcatta Primary Parklands
- Southern boundary tree lined and adjoins the quiet side of West Balcatta Primary
- Walking distance to Busy Bees, Nido, West Balcatta Primary and Balcatta Senior High School
- 2.2km To Stirling IGA
- 3.6km to Rosalea Shopping Centre
- 3.8km to Waldecks Garden Centre Stirling
- 2.1km to Bunnings Balcatta
- 4.2km to IKEA
- 5.1km to Karrinyup Shopping Centre
- 8.1km to Trigg Beach Park and Café strip
- 12.9km to Perth CBD
- 20.2km to Perth Airport

Who to talk to To learn more contact Jeremy Shirazee on 0422 433 225 or email jshirazee@realmark.com.au.