

20 Balfour Rd, Swan View, WA 6056



Sold House

Saturday, 24 February 2024

20 Balfour Rd, Swan View, WA 6056

Bedrooms: 3

Bathrooms: 1

Type: House



Trevor Black



Gabriella Black
0892551444

\$470,000

Located on over 900sqm and zoned R40, this property has the potential to be a maximum 3 unit site**.That gives you the option of sitting on this investment and living in or renting out and when the time is right in the future, knock down the house and subdivide**.Bearing in mind this is one of the few properties in the Shire of Mundaring of this size and zoning that can be subdivided**.What a great superannuation plan!!! Cosy and well maintained this home is as neat as a pin.There are generous size bedrooms and when I say generous, they don't make them like this at this price point anymore.Modern makeovers of the kitchen and bathroom have bought this home into the 2000's whilst the natural jarrah hardwood flooring retain the charm.The main living area consists of a lounge with fireplace plus an extra sitting area that would be perfect for a computer nook, the nicely renovated kitchen has room for a table, plus the sleepout could be used as a kids rumpus room, so there is a lot of different options for living areas.Generally with homes at this price size is an issue, but this home is quite deceptive. Plus there is an enclosed verandah to the rear of the house which gives it another dimension.Features includeExcellent sitting tenant willing to stay long termA well-presented 1950s home. Over 900sqm* block zoned R40 Excellent subdivision opportunity**Generous bedroomsHigh ceilingsBeautifully renovated bathroomRenovated kitchenGas hotplatesGas HWSAir conditionersJarrah floorboards throughout6.5M X 3.5M powered shed / workshopSleepout/playroomEnclosed rear patioLarge outdoor entertaining areaEasy walk to primary and secondary schoolsClose to shops and public transportAround the corner from Collier parkThis is an all-round package and we expect it to be sold quickly, so we would suggest you inspect at the home open*Approximate sizes** Please contact the Shire of Mundaring to determine the subdivision possibilities prior to making an offer PLEASE NOTE: Photos taken Sept 2020 when current owner purchased the property.Property Code: 2144