

**20 Birchley Crescent, Balga, WA 6061**

**Sold House**

Monday, 9 October 2023



20 Birchley Crescent, Balga, WA 6061

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 782 m2**

**Type: House**



Ronnie Abboud

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**\$600,000**

Currently leased at \$760/week this dual tenancy opportunity is an exciting and rare opportunity for a smart first home buyer or astute investor. Situated in the popular and sought after west Balga sprawled on a 728m<sup>2</sup> block the opportunities are endless. The original character dwelling consists of 3 spacious bedrooms, 1 bathroom with a good living and kitchen space - currently leased to great tenants for \$460/week. With stunning jarrah floors throughout and high ceilings the home has been incredibly well kept and cared. Built in 2014 the Summit Homes granny flat was a perfect addition to this large block! Comprising of 2 spacious bedrooms, a modern kitchen/bathroom and a convenient open plan dining/kitchen/living space it offers a perfect blend of low maintenance living and comfort - currently leased at \$300/week. Dwellings aside you are still presented with a fantastic R40 zoned piece of land in arguably one of Balgas best streets, keeping future development plans available for a smart developer. 20 Birchley Crescent presents fantastic value to all buyers - Contact Ronnie for more information. LAND- 728m<sup>2</sup>- R40 Zoned- No easements - Triplex Development sized (STCA)Features MAIN HOME - Three Bedrooms - One Bathrooms with second toilet. - Beautiful jarrah floors- Premises are secured with a fence - Great size kitchen with minor renovations - Spacious living area- 1 Carport with plenty of street parking - Leased at \$460/weekFeatures GRANNY FLAT- Summit homes built!- 2 Bedrooms- 1 Bathroom- Spacious open plan Living/Kitchen/Dining - Leased at \$300/week INC utilities Both properties have shared access to a large powered shed/work shop conveniently located at the rear of the property. Location - 250m to Celebration Park - 850m to Balga Plaza - 900m to North Balga Primary School - 1km to Stirling Leisure Centre- 1.7km to Gladys Newton School,- 2.1km Balga Senior High School- 1.9km to Warriapendi Primary School