

**36 Muswell Street, Balga, WA 6061**

**slp.**

**Sold House**

Friday, 1 September 2023

36 Muswell Street, Balga, WA 6061

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 6**

**Area: 780 m2**

**Type: House**

**\$495,000**

STRICTLY FIRST VIEWING ON SATURDAY 02/09/2023 Amy Dhillon Proudly Presents 36 Muswell Street, Balga While the spacious grounds of this 4x1 property will invite thoughts of development potential, Solid double brick existing home will make it very tempting to retain. With gorgeous character features that can be restored to an impeccable standard, the resulting style is charming, elegant and very liveable. To be SOLD IN AS IS CONDITION and with R40 zoning choice is whether to keep the existing home and possibly build one more at rear or make the most of the site and its great location to build three brand new units (Subject to council approval). Families will love the convenient location with walking distance from local schools, Hartley Bushland reserve and 4 minutes drive to Leisurepark Balga and Local shops. Number of bus stops in range 375 meters to 650 meters from property, buses going to Mirrabooka Bus Station, Morley Bus station, Warwick Train Station Perth CBD. So what are you waiting for, pick up your phone and dial 0470 231 860 to speak to AMY DHILLON for more information or arrange a private viewing before it is too late!! Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.