

**39 Delafield Way, Balcatta, WA 6021**



**Sold House**

Thursday, 7 March 2024

39 Delafield Way, Balcatta, WA 6021

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 728 m2**

**Type: House**



Jeremy Shirazee  
0893883911



Frank Rodi  
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**\$732,211**

Set Date Sale: Absolutely all offers by 3.00pm Friday the 15th of March 2024. Contact Jeremy Shirazee for buyer feedback range. What we love Land, and lots of it. With the price per square meter soaring, the opportunity to secure a large, green title block is becoming increasingly rare. Don't miss out on your chance to own a 728 square meter block, complete with a bonus house. The compact 3x1 home offers some updates since its construction, including charming jarrah floors, but requires restoration to regain its former glory. Alternatively, you have the option to retain the existing structure and design your dream home until you're ready to embark on a rebuild project. Currently under a periodic lease, the property presents a lucrative investment opportunity, with the option for the existing tenants to stay on. For those looking to make it their own, vacant possession is also available. Nestled in one of Balcatta's quietest pockets, this area is undergoing a transformation, with new homes and high-end renovations transforming the landscape. Don't let this opportunity pass you by—take one last drive to Delafield and discover the potential waiting to be unlocked. What to know: • Large 728 sqm block with 18.1m frontage & 40.23m depth • Zoned Residential R20 • Original 3x1 brick and tile home • Updated kitchen • Air-conditioning • Solid Jarrah floors • Drive through access to rear workshop • Massive, split-level backyard • Quiet street in one of Balcatta's most desirable locations • 700m from Balcatta Cricket Club and Jones Paskin Reserve • 850m from Takari Primary School • 900m from PIZZA MATES • 1.3km from Rickman Delawney Reserve • 2.4km to Bunnings Balcatta • 3.7km to Stirling Train Station • 4km to Rosalea Shopping Centre • 6.8km to Karrinyup Shopping Centre • 11.9km to Scarborough Beach Esplanade • 12.3km to Perth CBD • 19.8km to Perth Airport Who to talk to To learn more contact Jeremy Shirazee on 0422 433 225 or email [jshirazee@realmark.com.au](mailto:jshirazee@realmark.com.au).