

**39 Mentone Road, Balga, WA 6061**

**House For Sale**

Tuesday, 4 June 2024



**39 Mentone Road, Balga, WA 6061**

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 728 m2**

**Type: House**



Ronnie Abboud

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## OFFERS INVITED

Welcome to 39 Mentone Road, Balga! Discover the potential of this 3-bedroom home, featuring an additional living area or bedroom, set on a spacious 728sqm block with R40 zoning. This property includes a spacious lounge and dining room, a kitchen, and a charming backyard complete with a large workshop. Conveniently located near Wanneroo Road, scenic parks, and the Balga Leisure Centre, this home presents an excellent opportunity for a keen renovator to enter the market or for a savvy developer to capitalize on the R40 zoning.

Land- R40 Zoned- 728m2- No easements  
Features- Prime West Balga location- 3 bedrooms - Additional living area - Large kitchen/dining area- Backyard with massive workshop - Large Outdoor Area  
Location- 400m to Camberwell Park- 450m to Celebration Park- 850m to Balga Plaza Shopping Centre- 950m to Stirling Leisure Centre - Leisurepark Balga- 1.6km Gladys Newton School- 1.8km to Warriapendi Primary School- 1.9km to Balga Senior High School