

**49 Hanworth Street, Balcatta, WA 6021**

**slp.**

**House For Sale**

Tuesday, 30 April 2024

49 Hanworth Street, Balcatta, WA 6021

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 809 m2**

**Type: House**



Leonora Bongiovanni  
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## Offers

Presenting this all original home set on a Massive 809sqm block is a rare find. With 3 generous bedrooms, formal lounge and dining, and access to the back yard. Features include:- Kitchen with separate meals area- walk in pantry- Separate lounge and dining area- Huge Main bedroom with built in robes- Good sized Second and third bedroom- Ducted air con- Bathroom has shower, bath and vanity- 3 x Linen cupboards- Family sized laundry with sink and outside access- Separate WC- Freshly painted in the last 6 months - Bore reticulation- Instant gas hot water system- Large shed- Endless possibilities with potentially building a granny flat up 70sqm subject to council approval - 809sqm zoned R20 Year built - 1969 Shire rates Approx \$1573.18 Water rates Approx \$1,072.43 So whether you are looking to renovate or rebuild, this location will be hard to beat. Don't miss out on this one! 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. 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.