

56 Fernhurst Crescent, Balga, WA 6061

THE AGENCY

Sold House

Wednesday, 31 January 2024

56 Fernhurst Crescent, Balga, WA 6061

Bedrooms: 3

Bathrooms: 1

Area: 728 m2

Type: House



Adam Naumovski

0424364326

\$545,000

Adam Naumovski presents...56 Fernhurst Crescent, Balga
End date sale - All offers presented 12/02/24 - Unless sold prior.
*****HOME OPENS THIS WEEK**** Saturday 3rd February 11:00 - 11:30am
Sunday 4th February 11:00 - 11:30am
Welcome to 56 Fernhurst Crescent, Balga, a property teeming with development potential. This 3 bedroom, 1 bathroom property, originally built in 1964, is not merely a home but a golden opportunity for developers and investors alike. The property sits on a substantial 728sqm block, zoned as r40, making it a potential triplex development site. This tantalizing prospect could be the answer for astute buyers, savvy investors, or developers looking for their next project. The Parkside location adds a touch of serenity, while still being a short distance from essential amenities. Location is key, and this property does not disappoint. Just a stone's throw away, you'll find the nearest bus stop, and the beautiful Fernhurst Crescent Reserve is just down the road, offering a tranquil spot for leisurely walks. For your education needs, the North Metropolitan TAFE is a mere 300m away, with Balga Primary School just 700m from your doorstep. When it comes to shopping and entertainment, you're spoiled for choice. The vibrant hub of Mirrabooka Square is only 2.7km away, perfect for quick shopping trips. For a full day of retail therapy, dining, and entertainment, the Warwick Grove Shopping Centre is just 5.4km away, ready to cater to your every need. The current home is move in ready for a tenant while you await your development plans to go through. Complete with spacious living area that seamlessly transitions into an attached kitchen and dining space. The generous size bedrooms beckon with the promise of restful slumber and tranquility. The home still boasts its original features, a testament to its enduring appeal. Adding to its allure is an extra sleepout or games area at the back of the home, unattached and perfect for a transformation into a privacy-granted granny flat. In essence, 56 Fernhurst Crescent is more than a property; it's a canvas ready for transformation. With its spacious block, r40 zoning, and fantastic location, this property is ripe for development and ready to yield significant returns. Some fantastic features include:

- Large 728sqm block with r40 zoning.
- Potential for triplex development
- Parkside location offering tranquil living.
- Existing home with spacious living area and generous bedrooms.
- Separate sleepout/games area ready for transformation.
- Close to bus stop and Fernhurst Crescent Reserve.
- Short distance to North Metropolitan TAFE and Balga Primary School.
- Mirrabooka Square and Warwick Grove Shopping Centre are within a short drive.
- Ideal for developers and investors.
- Significant return potential due to location and zoning.
- and much much more...

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