

6 Ronald Street, Balcatta, WA 6021



Sold House

Wednesday, 6 September 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1017 m2

Type: House

\$1,110,000

Adam Naumovski presents...6 Ronald Street, Balcatta Tucked away in the vibrant heart of Balcatta, 6 Ronald Street beckons property developers with its unparalleled potential and premium locale. With its sprawling 1,070sqm block and the coveted R40 zoning, this property is a developer's dream canvas, ripe for transformation. Step onto a parcel that echoes with history, as the 1971-built residence offers a nostalgic blend of feature light fittings, exposed brick, and evocatively stylized ceilings. While the existing two-story home boasts generous living spaces, spacious bedrooms, and an expansive kitchen, it's the underlying potential that truly sets it apart. The expansive lot offers an exciting development prospect, allowing for the possibility of building townhouses or villas ensuring a lucrative return on investment in a thriving suburb. But what truly augments its allure is the strategic location. The property is just footsteps away from a host of amenities. Proximity to Balcatta Primary School, Grindleford Park, the bustling Main Street Café, Bar and Restaurant strip, and the dynamic Karrinyup Shopping Centre places potential future residences in the epicentre of convenience. With efficient transport links just around the corner, future inhabitants will have the best of Balcatta at their fingertips. The lower floor of the existing residence is also a noteworthy mention, featuring a double garage and workshop, underlining the pragmatic design ethos of the home. And while the current structure has its charm, the true value lies in the generous land size and the myriad of development opportunities it brings forth. Whether you envision a cluster of modern townhouses, villas or a different architectural marvel, 6 Ronald Street offers the space, the zoning, and the prime location to make that vision a reality. Dive into a development venture that promises not just great returns, but the chance to reshape a piece of Balcatta's real estate tapestry. Some fantastic features include:

- Sprawling 1,070sqm block in prime Balcatta location.
- Coveted R40 zoning
- Great land banking opportunity
- Existing 1971-built home with character features.
- Proximity to key amenities: schools, parks, shopping, and efficient transport links.
- Expansive two-story design with ample living spaces and pragmatic ground floor garage.
- Strategic location ensures high desirability for future residences.
- Unique opportunity in a thriving suburb for substantial ROI.
- Potential to reshape and redefine a piece of Balcatta's property landscape.
- Vibrant neighbourhood with a blend of residential and commercial hubs.
- Ideal for visionary developers seeking a promising venture.

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