

67 Champion Avenue, Balcatta, WA 6021

THE AGENCY

House For Sale

Tuesday, 23 January 2024

67 Champion Avenue, Balcatta, WA 6021

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 961 m2

Type: House



Adam Naumovski

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OFFERS - Contact Agent

Adam Naumovski presents...67 Campion Avenue, Balcatta***Open By Appointment***Welcome to 67 Campion Avenue, Balcatta! This property is a veritable treasure trove of potential for astute buyers, savvy investors, and developers seeking a golden opportunity in a prime location. Nestled in the heart of Balcatta, this expansive 961sqm block zoned r40 is primed for transformation. The property presents an exceptional prospect, with the potential to build up to four brand new villas or townhouses (stsa). Imagine creating a quartet of modern residences, each echoing the vibrant community spirit of Balcatta and offering the conveniences of contemporary living. But the opportunities don't stop there. The existing original 1963 home, well-maintained and boasting a generous floor plan, provides another enticing option. You could choose to renovate this charming piece of history, breathe new life into its high ceilings and spacious rooms, and then subdivide and retain the rear for further development. The powered workshop with drive-through access adds to the property's allure, offering the flexibility to adapt to various needs. (being sold on an "as is basis")The location is an added boon, placing residents within a stone's throw of essential amenities. Everything from shops, parks, schools to transport are within easy reach. The nearest bus stop is only 300m away, while Northlands Plaza Shopping Centre, Balcatta Primary School, and Balcatta Senior High School are all within a short distance. The beautiful Grindleford park, just 1km away, offers a serene green space for relaxation and recreation. For those seeking a more vibrant scene, the social and entertainment hub of Karrinyup Shopping Centre is just a quick drive away. Here, a myriad of shops, cafes, bars, restaurants, and entertainment options await. In essence, 67 Campion Avenue, Balcatta is more than just a property - it's a unique opportunity, a blank canvas ready for your vision. It's the chance to create a brand new residential development in a sought-after location, or to rejuvenate an existing home while retaining the option for further development. The possibilities are as vast as your imagination!Some fantastic features include:

- Expansive 961sqm block zoned r40.
- Potential to build up to 4 new villas or townhouses (stsa).
- Opportunity to renovate existing home.
- Possibility to subdivide and retain.
- Powered workshop with drive-through access.
- Close to shops, parks, schools, and transport.
- Short distance to Northlands Plaza Shopping Centre and Balcatta Schools.
- Close proximity to Grindleford park.
- Short drive to Karrinyup Shopping Centre.
- and much much more...

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