

**2 Byworth Place, Balga, WA 6061**

**Sold House**

Friday, 27 October 2023

2 Byworth Place, Balga, WA 6061

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 802 m2**

**Type: House**



Ronnie Abboud

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**\$535,000**

This 802sqm property represents a rare and remarkable opportunity to acquire a generously proportioned corner block with the potential to accommodate three to four units. Situated at the heart of Balga, this prime location offers the perfect opportunity for creating street-front villas, each with its own private driveway. Corner blocks hold timeless appeal among developers, irrespective of market conditions. The reason is simple: when you don't have to share a driveway with others, you can make the houses on the property bigger and give each one its own front yard by the street. Opportunities like this don't come around often, so it's a great chance to take. In addition to the development potential, the current property on the block features a rentable and well-maintained 3 bedroom, 1 bathroom double brick home. This residence includes a formal lounge, dining area, a thoughtfully designed kitchen, a durable tin roof, a substantial workshop, and ample parking space. Whether you are a first home owner looking to get into the market with a solid land holding behind you, investor looking to hold for the long term or developer ready to knock over, this ticks all the boxes. Land Features- 802sqm Corner Block - R40 Zoned - Easement Free Home Features -Three bedrooms -One bathroom-Thoughtfully designed kitchen-Metal roof -Huge workshop shedLocation -350m to Balga Primary School-900m to Stirling Leisure Centre-1.1km to Balga Plaza Shopping Centre -1.1km to Fernhurst Reserve-1.1km to Gladys Newton School-1.3km to Warriapendi Primary School-1.5km to Balga Senior High School-1.5km to Majella Catholic Primary School-1.7km to North Balga Primary School-1.9km to Stirling Central Shopping Centre-2.0km to Celebration Park