

# 31 Heathcroft Road, Balga, WA 6061

Initiative

## House For Sale

Wednesday, 10 July 2024

31 Heathcroft Road, Balga, WA 6061

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 728 m2

Type: House



Raman Deol  
0861544700

## All Offers Presented!!

Welcome to 31 Heathcroft Road, Balga, a meticulously renovated 3-bedroom, 1-bathroom home presented by Raman Deol. This property exudes charm and functionality, offering a perfect blend of modern updates and spacious living. This property offers not only a beautifully renovated home but also exciting potential for future development. With a generous 728sqm block zoned R40, there are various options available, such as retaining and building another house at the rear, subdividing and constructing additional dwellings, or even selling off part of the land while enjoying the existing front house. This flexibility opens doors for investors or homeowners looking to maximize their investment in this prime location. Step inside to discover a home where every detail has been lovingly restored. The heart of the house, the kitchen, shines with newly installed features and stylish finishes, making it a focal point for both everyday living and entertaining. The bathroom boasts its own beauty with contemporary fixtures and a soothing ambiance, providing a luxurious retreat after a long day. Generous in size, the bedrooms offer ample space for relaxation and privacy, each designed with comfort in mind. Whether it's a peaceful night's sleep or lounging on lazy weekends, these rooms provide the perfect sanctuary. Outside, a beautifully designed alfresco area extends the living space, ideal for hosting gatherings or enjoying quiet moments amidst the landscaped gardens. The expansive backyard offers endless possibilities for outdoor activities and gardening enthusiasts. High ceilings adorned with downlights and LED lighting throughout create an airy and modern ambiance, complemented by reverse cycle air conditioning in the living room for year-round comfort. Parking is a breeze with a substantial carport that accommodates multiple vehicles, including trucks or trailers, ensuring convenience for all residents. This flexibility opens doors for investors or homeowners looking to maximize their investment in this prime location, just 15 minutes from the stunning North Beach and conveniently close to Perth city located just 10 minutes away, this property enjoys a central location with easy access to amenities, schools, and recreational facilities.

**Key Features:**

- Fully Renovated
- Spacious Bedrooms
- Modern Kitchen
- Luxurious Bathroom
- High Ceilings
- Reverse Cycle Air Conditioning
- Versatile Living Areas
- Outdoor Entertaining
- Large Block - 728sqm R40 Zoned
- Ample Parking
- Prime Location

**Close By:**

- Perth City
- Public Transport
- Schools
- Parks and Recreation
- Shopping Centres
- North Beach only a 15 min drive

Don't miss this opportunity to own a fully renovated home where modern comforts meet timeless appeal. Whether you're looking to move in immediately, upgrade to a larger space, or explore the potential for future development, 31 Heathcroft Road is a must-see. Contact Raman Deol today at 0450 281 313 or email [raman.deol@harcourts.com.au](mailto:raman.deol@harcourts.com.au) to arrange a private viewing and discover the possibilities this property holds for you.

**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 inquiries.