

37 Curlington Crescent, Balga, WA 6061

House For Sale

Wednesday, 19 June 2024



37 Curlington Crescent, Balga, WA 6061

Bedrooms: 3

Bathrooms: 1

Area: 728 m2

Type: House



Ronnie Abboud

0481962880

OFFERS INVITED

Discover an exceptional opportunity with this charming 3-bedroom, 2-bathroom house at 37 Curlington, Balga. Situated on a prime 728m² development site zoned R40, this property offers significant potential for subdivision into three lots (STCA). The spacious, well-appointed home features a modern kitchen, open-plan living, and dining area, and is ideally located in a well-presented street surrounded by quality developments, close to schools, parklands, major shopping centers, and public transport. With numerous options to occupy, rent, subdivide, demolish, or build, this is a rare chance to secure a prime development site in a thriving area. Sewer line on the front boundary, with title and plan available upon request.

Features:- Prime Development Site- Increasingly rare in the local area- Zoned R40
Land Details- 728m² of relatively flat and level land- Dimensions: approximately 18m x 40m- South-facing aspect- Development Potential (STCA)- Potential to subdivide into three lots- Numerous options: occupy, rent, subdivide, demolish, or build

Location- Situated in a well-presented street- Surrounded by quality developments- Close to schools, parklands, major shopping centers, and public transport

Additional Features- Sewer line on front boundary- Title and plan available upon request

Location - 400m to Frant Wadhurst Reserve- 750m to Balga Primary School - 800m to North Metropolitan - 1.5km to Majella Catholic Primary School- 1.9km to Stirling Leisure Centre- 1.9km to Balga Senior High School- 2.0km to The Square Mirrabooka