

44 Elward Way, Balga, WA 6061

House For Sale

Wednesday, 3 July 2024

44 Elward Way, Balga, WA 6061

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 736 m2

Type: House



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OFFERS INVITED

GUIDE: Mid - High 600's This versatile three-bedroom, one-bathroom home at 44 Elward Way, Balga, is perfect for families and investors alike. Situated on a generous 736m² flat block, the property is primed for subdivision (STCA), boasting a clean title and no easements. Inside, the home features a large, well-appointed kitchen ideal for family meals and entertaining and you will be greeted with a stylish renovated bathroom! The paved front yard, complete with a secure gate, adds both charm and functionality. Each room is equipped with ceiling fans, and the split system air conditioning ensures year-round comfort. The location is unbeatable, just a 1-minute drive from Balga Plaza and Stirling Leisure Centre, a 2-minute walk to the nearest bus stop, and a mere 30-second drive to Wanneroo Road, providing easy access to Reid Highway. This property offers not only a convenient lifestyle but also significant future development potential, making it a smart investment opportunity. Don't miss your chance to secure this promising piece of real estate.

Land Features - 736m²- Flat- R40 Zoned (triplex block STCA)- Retain and build potential (STCA)- Clean title with no easements

Property Features- Three good-sized bedrooms- One Renovated bathroom- Large kitchen- Paved front yard with secure gate- Fans in every room- Split system air conditioning- Garden shed for extra storage

Location- 120m to the Nearest Bus Stop - 300m to North Balga Primary School- 350m to Celebration Park- 700m to Heritage Park- 1.0km to Balga Plaza Shopping Centre - 1.1km to Stirling Leisure Centre - 1.7km to Stirling Central Shopping Centre