

29B - 29C Manoff Road, Balcatta, WA 6021

Residential Land For Sale

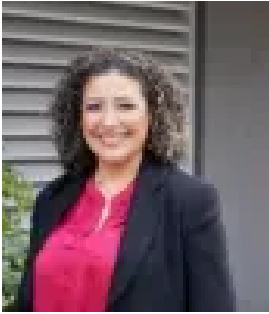
Saturday, 29 June 2024



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Area: 249 m2

Type: Residential Land



Rana Traboulsi
0893283866

Offers Invited!

Rare Blocks with Approved DA for 3x2 homes, this should be on your list, call the selling agent Rana Traboulsi on 0410-148846 to register your interest asap!! This is your Dream Home in Balcatta, or an excellent investment opportunity for a villa or townhouse. Ideally located just 12km to the CBD and a short walk to public transport. Savvy investors can expect excellent rental yields and solid capital growth potential. Build your Dream Home with a rear block, peaceful, and No Strata Fees!!

Property Overview:

- Proposed Lot 2/B: 196m²
- Proposed Lot 3/C: 249m²

Key Features:

- Obtained Development Approval (DA) : Enjoy peace of mind with already approved plans for generous 3-bedroom, 2-bathroom villas on both lots.
- Versatile Investment: Ideal for buyers/occupiers or investors looking to develop, hold, live in one villa, and rent or sell the other.
- Flexibility: Utilize the Development Approval for either lot, both lots, or combine both to build your dream home on a larger block.
- Pending Final Subdivision Approval: Settlement is subject to WAPC approval (already lodged) and issuing of titles, expected mid July 2024.

Features You will Love:

- * Long side of the block is north-facing - very good for solar & batteries, and winter sun path.*
- Perfectly located in one of Balcatta's most sought-after pockets, within the catchment area of the Balcatta Primary School*
- Multiple parks in walking distance- Renmark Park being the closest at a 2 Min walk or Kids' Westley Morley Reserve 4 min' walk*
- Close to public transport only 4 & 6 min walk to bus stations on Wanderoo Road heading north or to city*
- Amenities include : 400m to gym, 350m to Medical Centre/GP/Dentist*
- Nearby Balcatta Group Stadium FC, Soccer Club, and Macedonia Park Stadium*
- Just 2-3 min' drive to major shopping centers, cafes, schools and more.*
- 15-18 min' drive to city or to the airport*
- Plus So Much More!

*This Prelim Site Plan to be developed as a lovely home, is offering a big house of 3 bedrooms, 2 bathrooms, spacious open plan kitchen dining and living areas, master bedroom, separate laundry with a drying court, double garage..

Disclaimer: This Initial Concept Plan is for illustration purposes only. Buyers have to do their own search and due diligence.