

37.62m

19.11m

718m<sup>2</sup>

19.11m

37.62m

All measurements, borders and boundaries are indicative and for illustrative and marketing purposes only.  
For more definitive information, please consult directly with the agent.

Profess

For Sale



3



1



1



718.0m<sup>2</sup>

## West Balga Development Block

Set on an impressive 718m<sup>2</sup> block in a well-established pocket of Balga, this 3 bedroom, 1 bathroom home with carport offers outstanding scope for renovators, investors, and buyers looking to secure a sizeable landholding with future potential.

Offered as is, the home provides a solid and functional starting point, enhanced by ducted air conditioning throughout and wood-look flooring to the main living areas, creating a comfortable base to live in or lease while you plan your next move. The practical layout flows through to an undercover patio, ideal for year-round outdoor entertaining, overlooking a generous backyard complete with a rear shed, offering excellent storage and plenty of space for extensions, landscaping, or future

### PRICE

FROM \$829K

### ADDRESS

49 Favell Way, Balga, WA 6061

### AGENTS

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