

25.14m

30.18m



30.67m

25.15m

Boundary lengths and area are indicative - use only as a guide and rely on authorized survey documents for measurement

For Sale



3



1



2



759.0m2

R40 ZONING ON A FLAT 759M2 BLOCK!

Proudly presented by Joshua Carroll | Professionals
Carroll Property Group

Positioned on a generous 759m² flat block with sought-after R40 zoning, this well-maintained 3-bedroom, 1-bathroom home presents an exceptional opportunity for developers, investors, and astute buyers looking to unlock the full potential of a prime Balga site. Whether you're looking to retain the existing home and subdivide the rear, develop multiple dwellings (STCA), or landbank for the future, the possibilities here are endless.

Currently tenanted, the property also offers immediate rental returns from day one, making it an ideal option for investors wanting to generate income while planning their future development strategy. Conveniently

PRICE

OFFERS

ADDRESS

4 Attra Place, Balga, WA 6061

AGENTS

Josh Carroll - 0409234500

josh.carroll@professionals.com.au

Wayne Carroll - 0458888038

wayne.carroll@professionals.com.au

Professionals Carroll Property Group

Shop 1, 99 Caridean Street, Heathridge WA 6027

1300888038

www.professionalsheathridge.com.au/1409887



Every precaution has been taken to establish accuracy of the information but does not constitute any representation by the vendor or real estate agent. You should make your own enquiries as to its accuracy.

