



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

For Sale



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711.0m<sup>2</sup>

## SOLID ORIGINAL HOME ON PRIME DEVELOPMENT LAND

Set on a substantial 711qm parcel of land with sought-after R40 zoning, this outstanding blank-canvas opportunity presents endless potential for developers, builders, renovators and astute investors looking to secure a property with exciting future upside. Whether you are considering an immediate development project, renovating and leasing, or land-banking for the future, this versatile property offers multiple pathways to add value.

The existing original four-bedroom, one-bathroom home provides solid foundations and plenty of scope for improvement, making it ideal for buyers wanting to renovate or hold before developing. Inside, the home features a spacious layout including a large kitchen with

### PRICE

FROM \$849K

### ADDRESS

33 Derrington Crescent, Balga, WA 6061

### AGENTS

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