



11 Mentone Road, Balga



prime development site

prime development site !! This 18m2 x 40m2 (728m2) rectangular block with no sewer easement is located in a prime location in Balga and could be your Perfect next development!!!! There is the potential to retain and build out the back as well.

The Single Brick Veneer house has solid Jarrah Frames and floor boards with original kitchens and bathrooms (What's with the Decore in these late 60's/70's houses?) Lets be honest it's not a flash house - currently you could rent it for around \$360/week - a coat of paint, polish the floors, replace the window coverings (estimated cost \$6,000) and you would probably get \$380 or so at a guess... which will take you 6 years to pay off.. then the hot water heater will blow up.. If you are looking for a good investment I have some other places we should talk about.. but this one should be knocked down and developed!

This rectangular (18.1x40.2m2) 728m2 block makes a perfect potential triplex development site, there is no sewer easement (it is in the neighbours yard behind the fence). It's pretty flat (SLIGHT slope to the back). The one next door is developed, across the road is developed, the one next door is under offer and will probably be developed - it's a nice quiet pocket and looks really nice surrounded by new developments

There is a carport, a secure garage and a reasonable size powered room/shed out the back. You could easily rent this house as it is while you get your plans approved, or easily do it up to live in (and potentially retain and build out the back!)

All figures are approx except my phone number

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Price	SOLD
Property Type	Residential
Property ID	1148

Agent Details

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