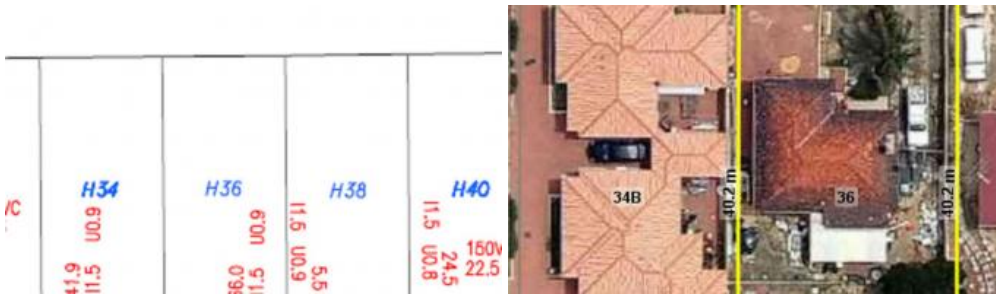




36 Kingsfold Street, Balga



**\*\*UNDER OFFER\*\*** BEST Location "potential"...

This 728m<sup>2</sup> prime piece of Balga soil is located on one of the quietest and best streets in Balga! It even comes with a bonus 3x1 house!!! It will make a perfect "potential" triplex!

The owner has installed a power dome, cleared most of the backyard, has done all the retaining and put new fences in which will save you \$\$ money \$\$ when you develop!

The sewer is on the neighbours side behind the fence (see picture) so there shouldn't be a loss of space when developing!

With views of the park straight down Danehill this is going to make someone their perfect next "potential" development!

The block is almost perfectly flat and is a perfect shape (18.1x40.2 M)!

The owner is open to renting back for up to 3 months or extending settlement so you have time to submit your plans to council ready to develop this prime block!

Contact Cameron on 0404 388 596 to organise a viewing today!

(All figures are approx. except my phone number!)

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

3 1 2 728 m<sup>2</sup>

Price	SOLD
Property Type	Residential
Property ID	1236
Land Area	728 m <sup>2</sup>

**Agent Details**

Stan Horsman - 0418 949 875

**Office Details**

Wanneroo  
 945 Wanneroo Rd Wanneroo WA 6065  
 Australia  
 08 9206 1600

