



**10 Burford Street
Balga, WA**

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Loads of options here!!

- * All Offers Presented by 4pm Monday 13th November
- * Seller reserves The Right To Accept Any Offer Prior

Lovely cottage sitting on a 728sm block, could make an ideal home or a rental proposition.

Open plan living/dining, renovated kitchen with loads of storage, three bedrooms, modern bathroom, two toilets, and a separate laundry. Timber floorboards, split system air-conditioning, walk-in shower, generous storage options.

Outside there is a front porch, established garden, two covered entertaining areas and a garage/powerd workshop. With a semi-circular drive way and hard surfaced access to the rear you can park multiple vehicles, including a trailer or caravan.

Perhaps you'd like to demolish and build your dream home in a quiet street, with convenient access to Wanneroo Road, Reid Highway, Fieldgate Square Shopping precinct, North Balga Primary School, nearby reserves and parks.

Zoned R40, with potential triplex development [subject to council approval] there are so many options for an astute buyer.

Council Rates: \$1,544.16 p/a
Water Rates: \$847.93

PRICE GUIDE: \$560,000.00
 Area: 728 m2
 Council Rates: \$1,544.16 p.q.
 Water Rates: \$847.93 p.q.



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