



**20 Balfour Rd, Swan View**



This home would suit many different buyers whether you are a 1st homebuyer or investor, its worth a look.

Located on over 900sqm and zoned R40, this property has the potential to be a maximum 3 unit site\*\*. That gives you the option of sitting on this investment and living in or renting out and when the time is right in the future, knock down the house and subdivide\*\*.

Bearing in mind this is one of the few properties in the Shire of Mundaring of this size and zoning that can be subdivided\*\*. What a great superannuation plan!!!

Cosy and well maintained this home is as neat as a pin. There are 3 generous size bedrooms and when I say generous, they don't make them like this at this price point anymore.

Modern makeovers of the kitchen and bathroom have bought this home into the 2000's whilst the natural jarrah hardwood flooring retain the charm.

The main living area consists of a lounge with fireplace plus an extra sitting area that would be perfect for a computer nook, the nicely renovated kitchen has room for a table, plus the sleepout could be used as a kids rumpus room, so there is a lot of different options for living areas. Generally with homes at this price size is an issue, but this home is quite deceptive.

Plus there is an enclosed verandah to the rear of the house which gives it another dimension.

Features include

A well-presented 1950s home

Over 900sqm\* block zoned R40

Excellent subdivision opportunity\*\*

3 generous bedrooms

3 1

**Price**

**Property Type**

**Property ID**

SOLD

Residential

1986

#### Agent Details

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High ceilings

Beautifully renovated bathroom

Renovated kitchen

Gas hotplates and HWS

Air conditioners

Jarrah floorboards throughout

6.5M X 3.5M powered shed / workshop

Sleepout/playroom

Enclosed rear patio

Large outdoor entertaining area

Easy walk to primary and secondary schools

Close to shops and public transport

Around the corner from Collier park

This is an all-round package and we expect it to be sold quickly, so we would suggest you do not delay your inspection.

\*Approximate sizes

\*\* Please contact the Shire of Mundaring to determine the subdivision possibilities prior to making an offer

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