

## Carey Park, 52 Balgore Way

Opportunity, Space and Character All in One!

Set on a generous 809m<sup>2</sup> block, zoned R20/30, 52 Balgore Way presents an exciting opportunity for homeowners, savvy investors, and developers alike. With subdivision potential (subject to council approvals), this property offers endless possibilities —whether you choose to renovate and enjoy, subdivide and build, or lease out and reap strong rental returns. In a growing area with high demand for quality homes, opportunities like this don't come around often!

Lovingly cared for, this charming home features three spacious bedrooms and a well-appointed bathroom, making it move-in ready while still offering the chance to add your personal touch.

Step inside and be welcomed by the timeless warmth of beautiful wooden floorboards and a light and bright living space, complete with reverse cycle air-conditioning for year-round comfort.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Please Call

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[ljhooker.com.au/17PXHND](http://ljhooker.com.au/17PXHND)

**Contact**  
**Danielle Green**  
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**LJ Hooker Property South West WA**  
**(08) 9791 6880**

The kitchen is a practical and stylish hub of the home, boasting ample storage, a dishwasher, double fridge recess, and a gas cooktop/oven —perfect for families and entertainers.

Outside, the expansive backyard is truly a standout. You'll love the undercover alfresco area —ideal for gatherings and BBQs —while the large powered workshop is perfect for tradies, DIY enthusiasts, or simply those needing extra storage. Side access provides even more versatility, with space for boats, trailers, or additional vehicles.

Conveniently located close to local shops, quality schools, parks, and public transport, this property combines comfort, practicality, and future growth potential all in one.

Additional features include:

- Light and Bright living space with reverse cycle A/C
- Three spacious bedrooms
- Linen cupboard for storage
- Approx 12m x6m Powered workshop
- Side Access
- Large carport
- Council rates Approx \$2,297.59 Annually
- Water rates Approx \$11281.53 Annually
- Rental Return is Approx \$580.00 - \$600.00 Per Week

Whether you're entertaining, relaxing, or looking for your next investment, 52 Balgore Way offers a warm, inviting atmosphere you'll love coming home to.

Don't Miss out on this amazing opportunity contact agent Danielle Green today for more information on 0456 976 483.

Disclaimer —whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

## More About this Property

<b>Property ID</b>	17PXHND
<b>Property Type</b>	House
<b>Land Area</b>	809 m2

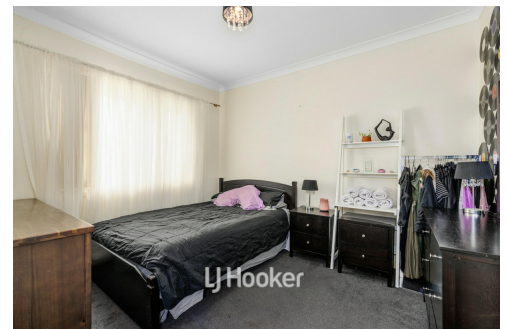
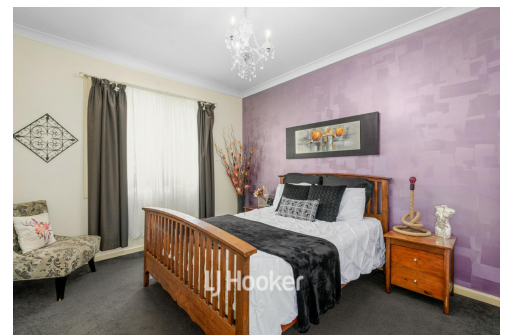
**Danielle Green 0456 976 483**

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