




52 Balgore Way, Carey Park

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Develop, Invest or Nest

Positioned on a spacious 809m² block with R20/30 zoning, 52 Balgore Way offers an outstanding opportunity for homeowners, investors, and developers looking to secure a property with exciting future potential. With the possibility to subdivide (subject to council approval), this is a property that provides flexibility for a range of buyers - renovate and enjoy as is, develop for future gain, or add to your investment portfolio with strong rental appeal in a high-demand location.

This well-maintained home has been lovingly cared for and is ready for its next chapter. Featuring three bedrooms and a well-appointed bathroom, it offers comfortable living with plenty of scope to personalize and add value over time.

Inside, encompasses a warm and welcoming feel throughout the living area, while reverse cycle split system ensures year-round comfort. The kitchen is both functional and inviting, complete with ample storage, a small dishwasher, double fridge recess, and gas cooktop and oven - perfectly suited to everyday family living.

Step outside and discover a backyard designed for both practicality and enjoyment. The undercover alfresco area provides the ideal space for weekend BBQs and gatherings, while the impressive

FOR SALE

Offers Over \$650,000

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Property South West WA

(08) 9791 6880

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 **LJ Hooker**

powered workshop offers endless possibilities for tradies, hobbyists, or those needing extra storage space. With convenient side access and plenty of room for boats, trailers, or additional vehicles, this property truly caters to a wide range of lifestyles.

Located close to local schools, shops, parks, and public transport, this home combines convenience, comfort, and future development potential in one appealing package.

Additional features include:

- Spacious light-filled living area with reverse cycle split system
- Three bedrooms
- Linen cupboard for additional storage
- Approx. 12m x 6m powered workshop
- Side access
- Carport
- Leased at \$600 per week till 11/07/27 increasing to \$620 on 23/7/26

Whether you're searching for a comfortable family home, a smart investment, or a property with development potential, 52 Balgore Way is an opportunity not to be missed.

For more information, contact Helen Povey on 0409 295 259.

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 only.

MORE DETAILS

Property ID	1AJ1HND
Property Type	House
Land Area	809 m2

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