



52 Balgore Way, Carey Park

INCOME NOW WITH OPTIONS FOR THE FUTURE

Looking for an investment that offers more than just a rental return? 52 Balgore Way, Carey Park deserves a closer look.

Positioned on a generous 809m² block with R20/30 zoning, this well-presented three-bedroom home combines an established income, an excellent long-term tenant, a huge powered workshop and plenty of potential for the future.

Currently leased at \$620 per week until 11 July 2027, the property has an excellent tenant who has called it home for several years. For an investor, that's a genuine advantage, with an established tenancy and rental income from day one.

Inside, the home is comfortable and well maintained, offering three bedrooms, a functional kitchen with gas cooking, reverse cycle split system air conditioning and practical living spaces.

Step outside and you'll see where this property really stands apart. The impressive approximately 12m x 6m powered workshop, side access, carport and spacious backyard provide fantastic room for vehicles, storage, hobbies and outdoor living.

3 1 0

FOR SALE
Offers Over \$650,000

VIEW
By Appointment

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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.



Then there's the land. With 809m² and R20/30 zoning, there may also be future development or subdivision potential, subject to the relevant authority approvals, giving you the opportunity to collect rent today while considering your options for tomorrow.

Property highlights:

809m² block
R20/30 zoning
Three bedroom, one bathroom home
Approx. 12m x 6m powered workshop
Side access and carport
Undercover outdoor entertaining area
Reverse cycle split system air conditioning
Currently returning \$620 per week
Excellent long-term tenant
Lease secured until 11 July 2027
Future development potential, subject to approvals

Income now with options for the future.

Whether you're building your investment portfolio, looking for a property with future potential, or simply know the value of a big block and a big shed, 52 Balgore Way is one to put on your list. Located close to local schools, shops, parks, and public transport. Contact Helen Povey today for further information or to arrange an inspection.

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

Helen Povey 0409 295 259

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