

6 CADMUS STREET, BALCATTa



Outlines are indicative only



# SOLD

## BIG 769M2 BLOCK WITH NICELY RENTED 3X1 HOME

This is the perfect opportunity to secure a slice of Australia's real estate market in one of the fastest growing regions.

This lovely family home is ideally situated in the heart of Balcatta and offers plenty of opportunity to create your dream home.

Set on approximately 769 square meters of land, this three-bedroom one-bathroom house offers the perfect blend of size, location, and potential. This is your chance to take advantage of the market, in one of the most desirable locations, and create something special.

The house features a spacious kitchen with ample bench and storage space, a living area with plenty of natural light, and three bedrooms that are perfect for the growing family.

The house is currently leased at \$450pw until September and ready to move in, and the secure yard offers plenty of space for children to play and adults to relax and entertain.

The location is superb- close to the Balcatta shopping precinct, and within easy reach of the freeway, public transport, and schools. You are also just a short drive away from the stunning beaches and coastline of Western Australia, and all the recreational possibilities they offer.

- Here are some surrounding highlights;
- Right next to Jones Paskin
  - Short walk to Takari Primary School & Balcatta Senior High School
  - 700m to Rickman Delawney & Richard Guelfi Reserve
  - 1.6km to Northlands Shopping Centre
  - 5km to Karrinyup Shopping Centre
  - 7kms to Trigg
  - 12km Perth CBD

This property is a rare opportunity and won't be around for long- make the most of it and take the plunge into the real estate market, before it's too late. Don't miss out on this unique opportunity!

3 BED | 1 BATH | 0 CAR

PRICE:  
\$731,500

OPEN FOR INSPECTION:  
N/A



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