



**123 Balga Avenue BALGA WA**

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It's as easy as 1, 2, 3... This lovely home is not just a space, but a space to work with; offering renovation potential for first home buyers with underlying development potential for astute developers.

**Type** : House  
**Land Size** : 728 sqm  
**View** : <https://www.joyofhope.com.au/sale/wa/north-ern-suburbs/balga/residential/house/753371>  
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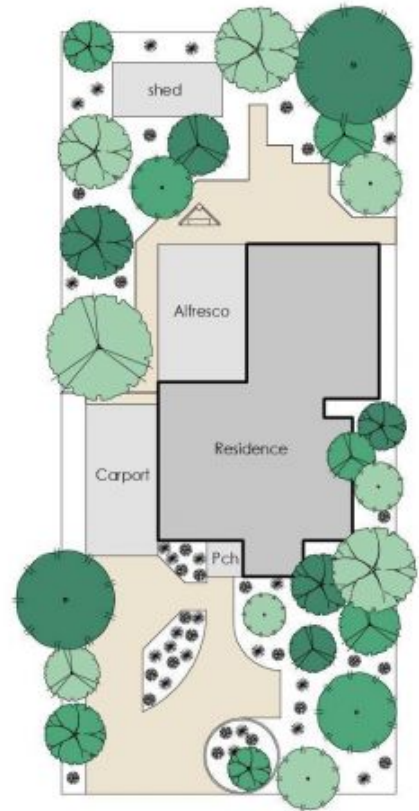
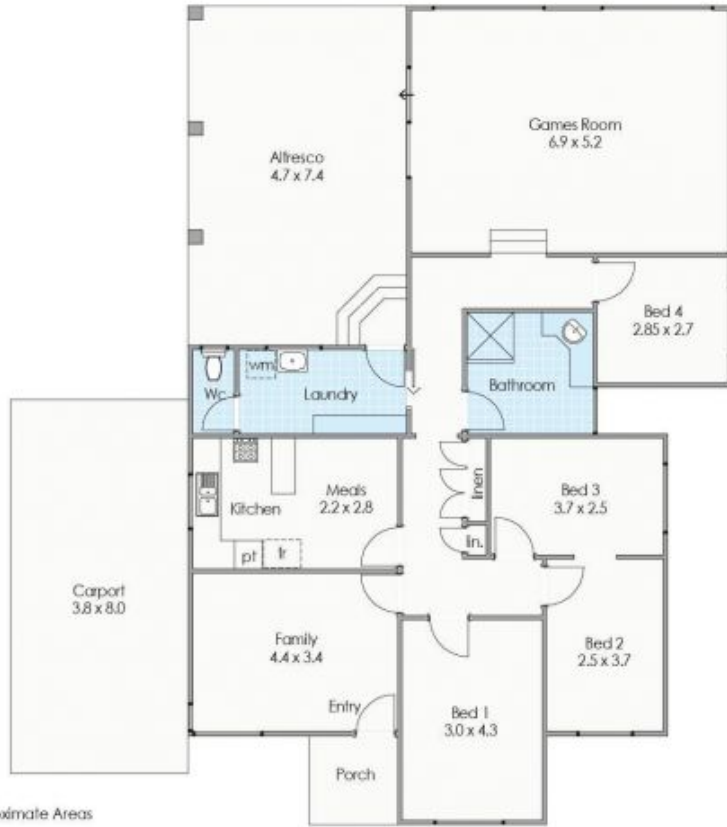
Occupying a large 728 m/2 R40 lot only steps to local transport, parks and the educational precinct including, primary, secondary and north metropolitan Tafe, this property will make a welcome addition to your property portfolio.

To maximise the site an approximately 18.2 meter wide frontage promises subdivision potential for a new triplex development.



**Johann Dique**  
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[For full version visit the website](https://www.joyofhope.com.au)



Approximate Areas

Residence:	142m <sup>2</sup>
Carport:	30m <sup>2</sup>
Alfresco:	34m <sup>2</sup>
Porch:	4m <sup>2</sup>
<b>Total area:</b>	<b>210m<sup>2</sup></b>

These plans have been produced for marketing purposes and are approximate only. They are not suitable for other uses.  
[www.cfbcreative.com.au](http://www.cfbcreative.com.au)



**123 Balga Avenue, Balga**