



39 Coolham Drive Balga, WA



## Attention Developers and Investors! Triplex potential site!

Be sure to add this large 728sqm triplex potential block zoned R40 into your investment portfolio for future rewards as this opportunity is becoming increasingly scarce! The existing home is a classic charmer with a comfortable living area, three generous sized bedrooms and one bathroom plus so much more.

This is a great investment opportunity for you to live in, rent out or let time do the work. In close proximity to everything including the local IGA, schools, shops, Stirling Leisure Centre and restaurants, this fantastic block is waiting for a new owner. It could be yours now. Step up and make an offer now!

Features include:

- \* Great size block with a total land area of 728sqm
- \* Triplex potential block Zoned R40
- \* Comfortable sized family living area
- \* Short stroll to the local IGA, shops and r

**Price:** \$EXPRESSIONS OF INTEREST

**Water Rates:** \$1,053.18/year (approx)



**Sabrina Minic**

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