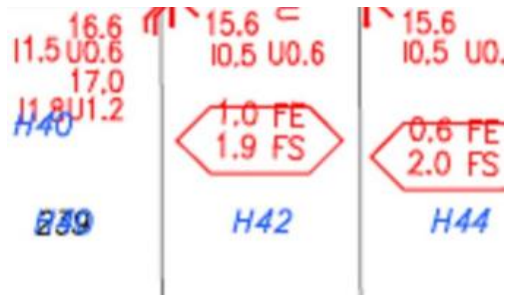




42 Kilmurray Way, Balga



**\*\*UNDER OFFER\*\* DEVELOPERS DREAM TRIPLEX...**

Another coming soon!! :)

This flat 728m<sup>2</sup> block is ready to develop! Perfectly rectangular 18.1x40.2 m<sup>2</sup>, with no sewer easement at all (junction at the front of the property).

The owners will RENT BACK while you get your plans organised for 3 months - which gives you 4 months from finance approval to organise, submit and get your plans ready so you can start the development straight away after the 3 months from settlement - PERFECT timing!!!

Not only that but the owners are going to remove most of the structures and even part of the house which will save you THOUSANDS of dollars when it comes to demolition!!!

There are minimal trees on the property as well.

Can it get any better??

This is going to make the right developer their perfect next development!

Call Cameron today to find out more and organise a time to inspect the block - THIS WILL NOT LAST LONG!!!

Cameron - 0404 388 596

All figures are approx. (except my phone number!!)

3 2 2 728 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1185
<b>Land Area</b>	728 m <sup>2</sup>

#### Agent Details

Stan Horsman - 0418 949 875

#### Office Details

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accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.