



#### 44 Balanus Way HEATHRIDGE WA

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Located on a huge 914sqm corner block, that is currently zoned R20, but scheduled to be R40 in the future, is this 3 bedroom, 1 bathroom current investment property home, that features 2 living areas, ducted evaporative air conditioning throughout, outdoor entertaining area, side access plus a large powered work shop.

The front of the home features a spacious and comfortable lounge room. Moving through the home, you then get to the well laid out and functional kitchen, which provides ample bench space, a gas cook top, an electric oven, a dishwasher and with a bit of a tweak, could easily transform from standard to special.

The kitchen handily overlooks the second open plan family living and dining area, that comes complete with a wood burning combustion heater and a conveniently located

**View :** <https://www.prestigepropertyperth.com.au/sale/wa/northern-suburbs/heathridge/residential/house/5773780>



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