



**12 Balimba Pl, Whalan**



## SOLD BY MATTHEW GRAY!

If you are looking for your next family home, investment opportunity, upsizing or even downsizing, this property ticks all of the boxes! This is the first time in over 40 years that this property has been brought to the market! This property offers

- + 3 good sized bedrooms with built ins to the master
- + Generously sized lounge room with air conditioning.
- + Combined Kitchen and dining area with plenty of cupboard space
- + Single garage plus a single carport with additional driveway space for at least 4 cars
- + Plenty of space for a summer BBQ on the generously sized deck
- + Massive 657m2 block which offers granny flat potential (STCA) or you can knock down and rebuild your dream home!

So as you can see this property has so much to offer to the right buyer, being a stone's throw away from primary schools, Whalan shops & public transport; Call Matthew Gray on 0447.771.771 to book your private inspection or he will be seeing you at his next open for inspection!

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its 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.

3 1 5

<b>Price</b>	UNDER CONTRACT!
<b>Property Type</b>	Residential
<b>Property ID</b>	1009
<b>Land Area</b>	657 m2

### AGENT DETAILS

Matt Gray - 0447 771 771

### OFFICE DETAILS

Rooty Hill  
12 Rooty Hill Road North Rooty Hill NSW  
2766 Australia  
02 9832 2999

