



## 55 Delage Way Balcatta WA

4 🏠 2 🚿 2 🚗

Welcome to your private sanctuary nestled in a serene tree-lined cul-de-sac. This attractive property, situated on a spacious 936sqm land parcel, offers endless possibilities, including the potential for a duplex development site. It's the perfect canvas for creating your dream home.

**Land Size** : 936 sqm  
**View** : <https://www.abelproperty.com.au/8005823>

### Key Features:

**4 Bedrooms, 2 Bathrooms:** Generously sized bedrooms provide comfort and space for the entire family, and the private large ensuite in the master bedroom is a luxurious retreat.

**Multiple Living Zones:** With versatile living areas, this home is designed to cater to your lifestyle. Enjoy separate dining and living spaces, making family gatherings and entertaining a breeze.



**Dominic Ferraro**  
08 9208 1999