

**1 Balfour Street Cottesloe WA**

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A superb North facing, 528sqm corner landholding with an understated, yet internally renovated home surrounded by, what feels like, acres of level grasslands all fully enclosed by a charming white picket fence. There's so much useable open space here for the kids swing sets, trampolines, sports, games & to just run freely in secure, friendly neighbourhood surrounds - yet this space also oozes potential for future home extensions or your new dream residence.

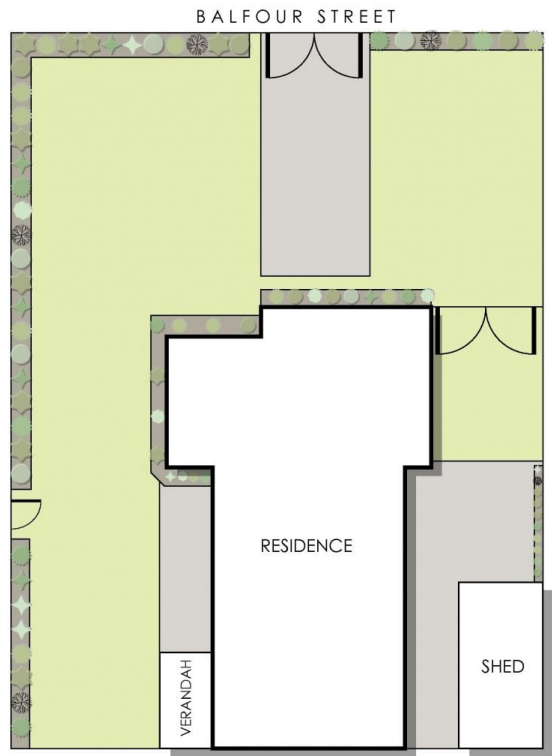
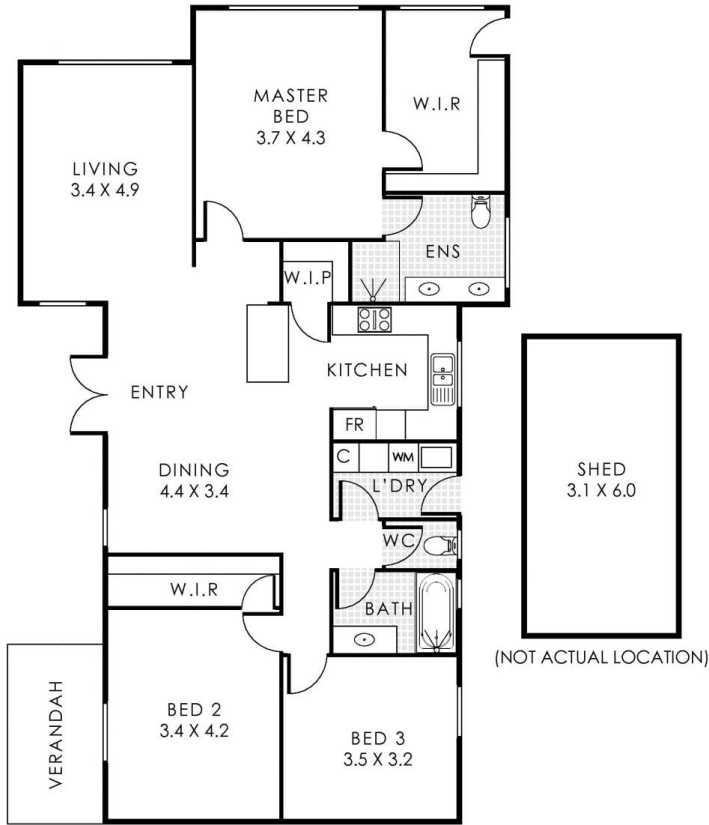
**Type** : House  
**Land Size** : 528 sqm  
**View** : <https://www.abelproperty.com.au/8193825>

This really is an idyllic location so close to the ocean, iconic beaches, North Street Store, Allen Park, The Shorehouse, Kirkwood Deli, Daisy's, North Cottesloe Primary School, Scotch College & other prestigious schools & colleges including Shenton College catchment and the train line is



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**1 Balfour Street, Coffesloe**

Residence 127m<sup>2</sup> | Verandah 7m<sup>2</sup> | Shed 18m<sup>2</sup>

**Total Area 152m<sup>2</sup>**



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate representation only. Measurements and total areas do not include of ground for roof thickness or roof area under eaves. C&A Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the first floor plan. Not to be used for any other purpose. www.candacreative.com.au