

**1/11 Preece Court, Forrestfield, WA 6058**

**Professionals**

**Sold House**

Friday, 17 November 2023

1/11 Preece Court, Forrestfield, WA 6058

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 381 m2**

**Type: House**



Glen Newland  
0433657895

**\$535,000**

When you're looking at low maintenance homes on easy care blocks it's often disappointing to walk into the courtyard and find you're surrounded by neighbours walls and colour bond fencing. I'm very excited to offer to the market a solution to this challenge. Set at the end of a quiet cul-de-sac street and opposite reserve and a winter creek is this beautifully presented 3 bedroom, 2 bathroom home which offers plenty of space indoors and out. What makes this property so unique is the gorgeous outlook over treetops and a winter creek meaning even the Kalamunda downsizers will still feel like they are at the top of the hill. The surprisingly spacious home has multiple living areas so not only is it great for downsizers who need separate own living areas but also can accommodate young families with kids. Some of the fantastic features include:

- Ducted air conditioning
- Renovated kitchen and bathrooms
- Lounge, dining, and family areas
- Large patio area overlooking treetops
- Double lockup garage and extra parking space
- Great sized lawn area for kids and dogs
- Secure storeroom adjoining the garage
- 3.3kw solar system

This property is not only in a fantastic street but Forrestfield itself, is a suburb in high demand with homebuyers and investors alike recognizing its fantastic central location being surrounded by major roads with easy access North and South. The addition of the new Airport Train link, a recently renovated shopping centre, close proximity to the airport and within 15 minute drive to 3 major shopping centres means your never far from the action but if you prefer peace and quiet your also at the base of the Kalamunda National parks, Lesmurdie falls and on the doorstep of the Bickley wine region. Contact Glen Newland for your inspection times.

Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract. Scammers are actively targeting real estate transactions. Due to the increasing number of attempted frauds in our industry and in the interest of protecting your funds we will not provide our trust account details via email. Please contact our agency to confirm deposit details prior to doing any transfers. Aggressive behaviour and any form of verbal or physical abuse towards our employees will not be tolerated. Our teams are working as hard as they can, please be patient as we do our best to assist you.