

# 12A Gotha Way, Forrestfield, WA 6058

## Sold House

Thursday, 21 December 2023



12A Gotha Way, Forrestfield, WA 6058

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 358 m2**

**Type: House**



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**\$535,000**

Not only is 12A Gotha Way in a really cool loop street, with nature across the road and easy access to all the facilities at Hartfield Park, but this 2015 built Ventura Homes is also SUPER spacious and superbly designed! Everything here feels bigger than what you'd expect. From the high clearance double garage, the 31 course ceilings in the main living zones, its huge alfresco and spacious bedrooms - this is possibly one of the most luxe villas we've seen in Forrestfield to date! And we have seen a lot over the years! In fact, this home could be potentially converted into a 4x2 by closing off the media room (and is as big as many of the 4x2's in this price-range). This could be your downsize that doesn't feel like a downsize, the perfect first home, or a brilliant rental. There are no strata fees here and the villa is free standing so no shared walls either. Features in a nutshell:

- BIG, SPACIOUS living areas!
- 3 large bedrooms plus an additional media room (potential 4th bedroom?)
- High clearance double garage with store room
- 2 x reverse cycle, split-system air conditioners
- 2015 built by Ventura Homes
- over 157sqm of living space within (215sqm under main roof)
- 15sqm alfresco entertaining area
- Excellent location
- No strata costs!

It's time to call The Mitchell Brothers. Water rates: \$1,313.69 p/a (approx.) Council rates: \$2,348.86 p/a (approx.) Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.