

# 146 Berkshire Road, Forrestfield, WA 6058

## Sold House

Monday, 4 September 2023



146 Berkshire Road, Forrestfield, WA 6058

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 700 m2**

**Type: House**



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**\$495,000**

Found it! Not only is this property tenanted to a lovely family already, giving you an instant income once you buy, but it also is centrally located AND has the subdivision potential you need to future proof your investment... including a couple of options to "retain and build" Retain and build development sites are hot property these days with many getting snapped up before they even hit the open market. The benefit being that you can create a brand-new block, while still retaining the existing house, hence saving money on a demolition and rebuild, while also maintaining and enhancing the character of the neighbourhood. The thing that makes this particular property so much better than most though, is that in addition to being able to create the classic "battle-axe" block, you can potentially do much better and instead develop a new block side by side to the existing house (refer to the diagram in the images). This is a far superior outcome for a number of reasons: 1) You end up with two independent street front properties 2) Both properties have a back yard! And there are options to keep some of the beautiful trees 3) You don't waste 100 odd square metres on access driveways 4) The new house can be a two storey town house, with views across the road to the leafy Tyler Springs Estate 5) The value of the two properties will be much higher than they would have been with the battle-axe option thanks to the above points. But there's no need to rush things. You can buy and hold and take your time to ponder the best strategy for the future, as there are different things to consider and some exciting options to play with. The home was built in the late 1970's but has been updated in recent years to include a beautiful kitchen and renovated semi-ensuite bathroom too. There is excellent side access here so if you decide to build some kind of MEGA SHED or other legendary additions, you certainly do have room for that too. For more information on the tenancy, the development options, and viewing options, please reach out to The Mitchell Brothers today. Water rates: \$1,140.53 p/a (approx.) Council rates: \$1,900.20 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.