

# 17 Pavetta Crescent, Forrestfield, WA 6058

## House For Sale

Thursday, 9 May 2024



17 Pavetta Crescent, Forrestfield, WA 6058

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 722 m2

Type: House



Nick Mitchell  
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**\$575,000 +**

YES. It is still possible to find some seriously great homes for sale! This property is packed with features that make it suitable for first home buyers, investors, and potentially even budding developers alike. If you choose to make this your next purchase, you're securing your future with the possibility of all three options. 17 Pavetta Crescent in Forrestfield is a cool sparkling oasis in a seriously heated market. Inside this home has neat and tidy living spaces with three bedrooms located away from your main living. Two bedrooms have built in robes and all fans. The kitchen is functional with plenty of storage and bench space plus standalone electric cooking -positioned so that you can overlook your backyard entertaining zones while preparing a midday feast. There is even a fireplace here to make those cold winter nights more cozy. This home would serve well as a lock and leave as it comes complete with a security system and roller shutters on all front windows. Out the back this property shines! There is a massive patio area and a great pool. Whether you like to lounge around in your own personal oasis or invite the friends over to share in your success - this is a property that will make you proud. There is side gated access on the right of the property. PLUS, if you're interested in a little future potential, the R20/R30 zoning here on a big 722 sqm block could allow for a retain and build project subject to approval of all relevant authorities. Do note, that some changes would need to be made to the existing dwelling. Features in brief:-  
• Three bedroom one bathroom home  
• Secure single carport  
• Frontal lounge and kitchen/dining combo  
• Airconditioned throughout  
• Security system and roller shutters!  
• Massive outdoor entertainers patio  
• Big below ground pool  
• Rear access through side gate  
• 722 sqm R20/30 block  
• Approx 104sqm of living space  
• Built in 1979  
Don't wait for someone else to buy it ! Call The Mitchell Brothers while you still have the chance.  
Alex Mitchell - 0404 122 943  
Nick Mitchell - 0415 833 131  
Water rates: \$1,167.80 p/a (approx.) - Total for 2022 - 2023 financial year  
Council rates: \$2,133.72 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.