

**18 Essex Street, Forrestfield, WA 6058**

**Sold House**

Saturday, 17 February 2024



18 Essex Street, Forrestfield, WA 6058

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 803 m2**

**Type: House**



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**\$625,500**

Whether you're looking for a home to call your own, or an investment with exciting options, number 18 Essex Street is the one for you! This 1981 built 3 bedroom home has some very cool features setting it apart from the other homes for sale in the area, with raked ceilings in the main lounge, a huge kitchen, a second living area and a semi-ensuite too! The really cool thing though is that you have a clear backyard with double side access available, and with the zoning of R25/40, this really does give you oodles of options. You could for example, add a massive workshop and swimming pool combination and still have room for a supersized trampoline and ping pong table! But there are also some great development options too, including the hugely popular "retain and build" where you can technically apply to build a brand new house behind number 18, while still keeping the existing house too! Or if you really get into building, you can even start from scratch and build three! The property is also surrounded by cool stuff, with Forrestfield Primary School, Food Works, and Hartfield Park (complete with a variety of sporting grounds and recreation facilities). You can also access the Lesmurdie Falls just a couple of km's away. This is not one you want to miss, so call The Mitchell Brothers today! Quick stats: • 803 sqm zoned R25/40 • 1981 built 3 bedroom home • Semi-ensuite • 2 living areas plus study zone • Spacious kitchen • Awesome location! Water rates: \$1,154.16 p/a (approx.) - Total for 2022 - 2023 financial year Council rates: \$2022.55 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.