

# 20 Citrine Gardens, Forrestfield, WA 6058

## Sold House

Friday, 13 October 2023



20 Citrine Gardens, Forrestfield, WA 6058

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 701 m2

Type: House



Nick Mitchell  
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Alex Mitchell  
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**\$668,000**

The Most Absolutely PERFECT location for your family is here, at 20 Citrine Gardens in Forrestfield. Not only could you soon be living in one of the more popular neighbourhoods in Forrestfield, your new home is also practically nestled in the adjacent park - such that it kind of becomes an extension of your own backyard! Here you will only share a fence with one neighbour, and two boundaries shared with the well-maintained park featuring the recently upgraded playground. There is access to a very well connected cycle path network just down the road from here too. And while they do say in Real Estate it's all about location, the good news is that the house is excellent too! A standout showpiece with exceptional street presence, you'll have high expectations when you enter - and then you won't be disappointed. The 1994 built home of approximately 196 square metres, includes grand spacious living areas, and an open plan kitchen dining area with views to the stunning gardens which literally surround this building. From here you can step out to an enormous gabled patio entertainment zone, which is within earshot of the playground only 30 metres away. The beautiful bedrooms include a VERY spacious, light filled master bedroom with an updated ensuite and a walk-in-robe so big it's more like a "wardroom", more of the stunning garden views which help set this home apart from the others. Also - in addition to the side access is a double lock up garage, including a window with park views (of course) and shoppers entry. Some reasons why it's time to call the Mitchell Brothers:

- 4 bedrooms including a very spacious master
- 2 bathrooms including a renovated ensuite
- Reverse cycle, ducted air conditioning with 6 zones
- Big central kitchen
- Epic outdoors entertainer's patio
- Gorgeous gardens
- Double garage PLUS side access
- Parkside location, super rare block!
- 701 square metres zoned R20/30

Water rates: \$1,353.96 p/a (approx.) - For period 01/07/2022 to 30/06/2023  
Council rates: \$2389.20 p/a (approx.)  
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