

21 Allamanda Way, Forrestfield, WA 6058

House For Sale

Thursday, 23 November 2023



21 Allamanda Way, Forrestfield, WA 6058

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 700 m2

Type: House



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From \$559,000

Here is a property that doubles as a fantastic first home and a super inviting investment opportunity! As an R20/R40 zoned 700sqm block in a suburb seriously on the move, there are a whole lot of groovy options here for you to consider.

Option 1: Enjoy the current home as is. There really is a lot more here than the typical 3x1 of this age. Firstly, the front is secure. The twin driveways are both gated and an attractive Limestone wall stands proudly between the two. Access down the side leads to a powered garage/workshop outbuilding through a single secure carport. Inside there is a heap of living space. Modern fresh painting throughout and with gorgeous, brand new flooring this property is 'like new' and entirely move-in-ready today. The kitchen has just been renovated and has never even been used! There is a brand-new air-conditioning unit on the roof set for those summer months. Powered, remote control roller shutters have just been installed around the house and even brand new security screening too. The bathroom has been recently refurbished adding a final modern splash to a really solid 1975 build. Out the back there is an enclosed patio which would function well as a bonus pool/games room if you needed that extra living space and an open entertainers patio too, so you can take full advantage of your big backyard.

Option 2: Retain and Build. You can still enjoy the home, but also create a new block without needing to demolish the existing home! The current zoning allows for a retain and build project, although certain conditions do apply for this which we can discuss with you. Note that the rear house may need to be two-storey with this configuration.

Option 3: Two brand new green titled blocks. If you outgrow the home and want to start again, you could dismantle it and create two side-by-side green titled (not strata) street frontage blocks (example diagram in images).

Option 4: Go more! Or if developing is really starting to excite you, you could potentially create THREE homes on the site. We've provided one possible example of what this could look like for you in the images. Plus, full utilization of the R40 zoning may provide even more exciting options for the future... It goes without saying that any of these glorious options will need the blessings of the local government planners so we encourage all interested parties to speak to the City of Kalamunda planning department for further information. If you've been looking for a property with potential, look no further than 21 Allamanda Way. Call your favourite local agents, THE MITCHELL BROTHERS, and get the keys fast!

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