

**24 Sussex Road, Forrestfield, WA 6058**



**Sold House**

Friday, 17 May 2024

24 Sussex Road, Forrestfield, WA 6058

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 1012 m2**

**Type: House**



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**\$720,000**

Are you looking for an Investment Property to add to your portfolio? 1012m2 block (approximately) flat rectangular block in the heart of Forrestfield. Currently leased until July 2024 at \$800.00 per week. Circa 1964 brick vernier original character neat 3-bedroom x 2-bathroom home with many extras. Featuring renovated kitchen / meals area, lounge & dining. Air conditioning, fully insulated with jarrah floorboards underneath click-lock paneling throughout. This property also comes with a 1-bedroom x 1-bathroom self-contained flat including lounge room, bedroom, kitchen, walk in robe and sunroom boasting an undercover games / patio enclosure, double carport & 3 Phase powered workshop. Bore and reticulation (not in working order) complete with a R25/R60 zoning. Offering you a great location within minutes' walk to the shops, schools, cafes, restaurants & public transport all at your doorstep. Wow!!! This property won't last so contact me today... This property has several options that makes this a truly a smart buy. Income generating options to explore are waiting here today that will build your wealth protected into the future. If you are the developer, investor or renovator you will know that you can't find many 3-bedroom x 2 bathroom original Circa 1964 homes partially renovated with big bedrooms, character and solid jarrah flooring throughout for rent in the Forrestfield area for less than \$450.00 per week as a rental return. Nor can you find a separate self-contained 1 bedroom, (3 room flat) complete with kitchen and bathroom for less than \$300 per week as a rental return. All on a huge 1012sqm block which currently has R25/R60 zoning regulations with the added benefit of having a double driveway access through the dual roller door garage to the rear workshop (approximately 10m x 4 m). Potential dual income is here waiting for you. If you are the investor or renovator, subject to council approval you may have the potential to subdivide the back block using the current zoning, retain and renovate the existing 3-bedroom 2 bathroom home and self-contained flat and either rent, sell or occupy residing in this up and coming area in a location so close to everything you could need and want. All just a stone's throw away. Potential options for the savvy developer or investor, subject to council approval, you could demolish the dwelling altogether and potentially build two side by side street frontage green titled properties using the current zoning regulations as they have done in the neighbouring properties. Or by maximizing your exposure you could, subject to council approval, create 4 blocks build 4 houses and reap the benefits. Or develop the block fully creating 5 blocks and building 5 houses. All using the current R25/R60 zoning regulations. If you are the homeowner with a large growing family and have a flare for renovating, want a big back yard with plenty of space for fruit trees and gardens and heaps of space for a pool. Then this place is for you. Make it your own and just land bank it for the future. \*\* As always, talk to your surveyor and conduct your own due diligence with regards to subdivision conditions. Contact the planning department at the City of Kalamunda, contact number 9293 9999 or we can set you up a meeting with a sub-division expert if you would like more details on how this could be achieved. \*\* Features: 1012m2 Block Zoned R25/R60 Currently leased until July 2024 @ \$800.00 per week Renovated Kitchen Jarrah Floorboards Throughout Air Conditioning Fully Insulated 3 Phase Power Large Workshop Double Garage Undercover Outdoor Patio Bore (Not in working Condition) Reticulation (Not in working Condition) Additional Features: Approximately 100 meters to Hawaiian's Forrestfield Shopping Centre. Approximately 100 meters Restaurants, Café's & eateries Approximately 100 meters to Forrestfield Tavern. Approximately 50 meters to the Petrol Station Approximately 150 meters to Forrestfield Primary School. Approximately 200m to Cambridge Reserve Approximately 450m to Connaught Street Reserve Approximately 50 meters to Public Transport Approximately 8.5 km to Perth Airport. Only a 10-minute commute. Approximately 24 km to Perth CBD. Only a 30-minute commute. Approximately 14 km to Midland. Only a 15-minute commute. Approximately 10 km to Carousel. Only a 15-minute commute. Approximately 5 km to the 2 billion dollars Airport-Forrestfield Train Link which will only be a 20 minutes commute to Perth CBD. Close access to Tonkin and Roe Highways which are part of the newly completed 1-billion-dollar Gateway Project." The biggest road infrastructure project in WA history." Grab your calculator and start planning your future. You can't go wrong. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.