

# 33 Cumberland Road, Forrestfield, WA 6058

## Sold House

Friday, 1 March 2024



33 Cumberland Road, Forrestfield, WA 6058

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 792 m2

Type: House



Nick Mitchell  
0894759622



Alex Mitchell  
0894759622

**\$600,000**

This is one of those moments! An opportunity has jumped out in front of you and now the decision is whether to hesitate, or to seize the moment and secure your future! Just know that this IS one of those moments and somebody will seize this opportunity! Number 33 Cumberland Road is located on a corner block, in a very central part of Forrestfield, and with the R25/60 zoning it is literally a whole bundle of options right at your fingertips. Obviously, you will need to obtain approvals from the relevant authorities to maximise the potential here, but some of the possibilities you can explore are: 1) Retain and build, possibly on BOTH sides of the house 2) Demolish and create 4, possibly 5 townhouses 3) Apply to build a small apartment complex 4) Renovate this home and just enjoy living here for years to come! The house does need some refreshing. The kitchen and bathroom are tired and it hasn't been painted in a while. There are a few cosmetic bits and bobs to do, and the extension room (second lounge area) is sold as-is. But the fixer-upper part is what makes this all the more enticing. Because if it were in perfect condition now, we would be adding around \$50,000 to the asking price. So.. Seize the day as they say, and grab one of the hottest opportunities in the Forrestfield market right now. It's time to call The Mitchell Brothers

Water rates: \$1,126.89 p/a (approx.) - Total for 2022 - 2023 financial year  
Council rates: \$2006.06 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.