

34 Moira Avenue, Forrestfield, WA 6058

Sold House

Wednesday, 21 February 2024

Sotheby's
INTERNATIONAL REALTY

34 Moira Avenue, Forrestfield, WA 6058

Bedrooms: 3

Bathrooms: 1

Parkings: 8

Area: 748 m2

Type: House



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Discover unparalleled value with this well presented 3-bedroom, semi-ensuite home, perfectly situated on a generous 748sqm R25 block. Ideal for first-time homeowners or savvy investors seeking impressive rental yields, this property is a standout offering to the market. At the heart of this enticing package is a meticulously maintained double brick residence, boasting roof insulation and easy-care tiled flooring throughout. The living spaces are thoughtfully designed for functionality, featuring a reverse cycle split air conditioner in the lounge and gas bayonets in both the lounge and dining areas for year-round comfort. Added security and privacy come with roller shutters on the front windows, ensuring a peaceful living environment. Outdoor living is a breeze with a double drive leading through robust gates to an under main roof carport, culminating in an expansive, fully enclosed backyard. This pet-friendly haven is home to a colossal air-conditioned and powered 9m x 6.5m colourbond shed, offering vast storage solutions or a workshop space for the hobbyist or professional alike. Key Features Include:- 3 Bedrooms, 2 equipped with built-in robes for ample storage.- A semi-ensuite bathroom, providing convenience and ease.- A separate lounge area for intimate gatherings or quiet relaxation.- An integrated kitchen and dining space, the heart of the home for family meals and entertainment.- A sheltered patio area, ideal for outdoor dining or lounging.- A massive 9 x 6.5m powered shed, air-conditioned for comfort, perfect for a workshop, studio, or additional storage plus 2 Garden Sheds.- Comprehensive climate control with a reverse cycle split system air conditioner to main bedroom and living area and auto reticulation for effortless garden maintenance. This property represents an exceptional opportunity to secure a home that combines practical living with the added luxury of a substantial shed in a desirable location. Don't miss out on this unique offering, where neatness, value, and an impressive shed create the perfect package for your next investment or family home. Council Rates \$2,006.00 approx p/a Water Rates \$1,126.89 approx p/a Zoned R25 (2 lots, min 300sqm per lot (average 350sqm)) Zoned R40 (3 lots, min 180sqm per lot (1 lot requires 2 story residence)) Fixed Term Tenancy in place – expiry 20 July 2024 \$450 p/w Disclaimer: Disclaimer: Whilst every care is taken in the preparation of this information, its 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.