

# 35 Cumberland Road, Forrestfield, WA 6058

## House For Sale

Wednesday, 8 May 2024



35 Cumberland Road, Forrestfield, WA 6058

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 809 m2

Type: House



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**From \$629,000**

Introducing the ultimate twofer. Here is a property that not only offers you an ideal place to call home, but it also has some of the juiciest development options available too. Located next door to a park, against the backdrop of the hills, and across the road from natural bush reserve, you get the benefits of being far away from it all - yet still only need to walk 250 metres to do your grocery shopping! You are also moments away from childcare, schools, doctors and a variety of recreation activities too. I'll mention it once again, because it can't be over stated, this is NEXT DOOR to a beautiful park (with a zip line!) You can enjoy a pool, a big back yard, and a really well looked after home with classic floorboards too (one of the last of this era built before they changed to slab flooring). There are 3 good sized bedrooms and one of them has a backdoor, lending itself to be a great room for a house share guest. But to me, the most exciting part is what you can potentially do here. We are of course in the midst of a housing supply crisis, so you have the chance to do your part to help by creating 4 or 5 townhouse blocks, with premium park side positions and views to the hills beyond! You can even apply to build apartments here too if you get really into it! Quick Stats: • 809sqm block zoned R25/60 • 3 bedroom, 1 bathroom • Timber floors • Great kitchen and bathroom • Enclosed patio (partitioned) • Side access through garage • Front roller shutters • Below ground pool • PREMIUM location It's time to call The Mitchell Brothers Nick 0415 833 131 Alex 0404 122 943 Water rates: \$1,086.02 p/a (approx.) - Total for 2022 - 2023 financial year Council rates: \$1,972.40 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.