

41 Moira Avenue, Forrestfield, WA 6058

House For Sale

Saturday, 11 May 2024



41 Moira Avenue, Forrestfield, WA 6058

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 815 m²

Type: House



Nick Mitchell
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Alex Mitchell
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\$575,000 Plus

Congratulations, you have just found a perfect Foothills property package! 41 Moira Avenue is a classic Forrestfield residence on a great 815sqm block that has a little something wrapped up for everyone. An 1979 built home with four bedrooms, multiple living spaces, sunken lounge, neat and tidy original fit outs on land with R25/40 zoning. This means that your family can be safe to enjoy this property now, while your finances are safe and ready for potential development in the future. Inside the home is quite original throughout but has been well cared for. We've had a brand new oven and hotplate installed in the kitchen which has plenty of space for your culinary needs while overlooking your outdoor entertaining area. There's a big sunken lounge at the front of the property with expansive windows for light and bright living. A separate formal dining area. And a secondary living space off of the kitchen. There are three bedrooms at one end of the home and the master bedroom positioned to the front with its own walk-in wardrobe. The bathroom is neat and tidy with shower and bath plus the toilet is in its own separate WC. Outside there is some great spaces with potential for large entertaining. There is a standalone patio that was once used to shelter a caravan and established gardens. Rear access is provided directly through to the backyard via a gated carport and the block is 815 sqm with some exciting development potential. This home backs onto a nature reserve, so you can imagine a second storey dwelling belt at the back with a balcony providing leafy green hilltop views. This site has the possibility to be a really exciting duplex or potentially even a triplex if the relevant authorities permit. Subject to all necessary approvals of course. Don't just stare at the ad! With all that's on offer here you will want to make sure you get in quick and call The Mitchell Brothers today. Alex Mitchell - 0404 122 943 Nick Mitchell - 0415 833 131 Water rates: \$1,222.26 p/a (approx.) - Total for 2022 - 2023 financial year Council rates: \$1,842.09 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.