

# 42 Mallee Way, Forrestfield, WA 6058

## House For Sale

Thursday, 11 January 2024



42 Mallee Way, Forrestfield, WA 6058

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 700 m2**

**Type: House**



Nick Mitchell  
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## Offers Above \$599,000

It's 2024 and it's time to start the new year off with something truly special! A property for the first home buyers, the families and for the investors alike. This gorgeous family home is located on a highly sought after street in the very heart of Forrestfield. Moments away from everything that this fantastic community has on offer, established parks, schools, awesome local shops and great public transport options are all merely walking distance away. If you've been on the hunt for a property - you've just found the right one. 42 Mallee Way is a comfortable, happy home that has been extensively renovated from the outside in and from top to bottom. There are light and bright living spaces throughout with plenty of windows and LED downlights. There's easy care floating flooring, a neutral colour scheme and heaps of modern touches and convenience throughout so that even though this home was built in 1978 it still feels like new today! The renovated kitchen in the central heart of the home overlooks both your dining and expansive outdoor entertaining areas. There is updated cooking appliances here, subway tiling, a recessed rangehood, dishwasher, plenty of storage space and feature pendant lighting over your built-in breakfast bar. The master suite at the front of the property has a great walk-in robe and a fully tiled ensuite combination. All three supplementary bedrooms are comfortably proportioned too with their own independent built in wardrobe space, cosy carpeting and remote-controlled ceiling fans. You will certainly be comfortable here all year round. The main bathroom is fully tiled and comes complete with a spa bath! On the outside this home has been entirely rendered. There is a great patio entertaining area adjacent fresh decking and direct access through to the rear thanks to the secure carport. Surrounded by elevated limestone garden beds which make the perfect canvas for your next vegie garden farmers market project. Plus, with all this space on a 700 sqm block, you seriously won't find a better place to host a housewarming. Features in brief: - 1978 built 4 bedroom 2 bathroom family home - Renovated and loved, kitchen, bathrooms, flooring and more. - Fully rendered exterior - Approximately 152 sqm of internal living - Split system air-conditioning to beat the summer heat - Situated on a big 700 sqm block - Awesome outdoor entertaining options with decking. - Secure single carport under the main roof - Walking distance to parks, schools and shops. - Located in the heart of Forrestfield. Don't wait around for someone else to score this awesome option, you need to call The Mitchell Brothers today. Alex Mitchell - 0404 122 943 Nick Mitchell - 0415 833 131 Water rates: \$1,249.54 p/a (approx.) - For period 01/07/2022 to 30/06/2023 Council rates: \$2147.22 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.