

**47 Mahonia Way, Forrestfield, WA 6058**

**Professionals**

**Sold House**

Friday, 8 September 2023

47 Mahonia Way, Forrestfield, WA 6058

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 700 m2**

**Type: House**

**\$560,000**

Introducing 47 Mahonia Way! This is a beautifully presented home on a 700m<sup>2</sup> (approx..) block with awesome R20/40 zoning. Inside, the home has a renovated kitchen complete with plenty of overhead storage, tiled splashback, and an adjacent meals area which looks out to the lovely backyard. To the front of the home is the stylish main lounge room plus a second meals / study area. The master bedroom includes built in robes plus the bathroom has a separate bath and shower. The Outside is on point! It has rear access via the carport (under the main roof) to the large back yard with plenty of lawn for the kids and pooches. The centrepiece is the timber decking, with a built-in spa, all under a modern gabled patio. There is also an additional patio to the rear of the home plus there is plenty of Colourbond fencing. The location is central to the Shopping Centre and Darling Range Sports College and just one door down is Magnolia Way Reserve / Woodlupine Primary. With the R40 zoning on this property, there is potential to do either a 3 lot sub-division or a retain and build style sub-division (Subject to approval from the City of Kalamunda), for more information on this please contact the City of Kalamunda on 9257 9999. Speaking of the City of Kalamunda - They have approved a redevelopment of Magnolia Way reserve with a budget of 1.25M, just enhancing the already exciting suburb!! Features of the property include:

- 700 sqm (approx.) of land zoned R20/40
- Renovated kitchen (less than 1 year old) with loads of overhead storage, tiled splashbacks, and meals area adjacent
- Integrated dishwasher
- Additional meal/study area
- Stylish formal main lounge
- Renovated Laundry • re-tiled (provision to convert into 2nd Bathroom)
- Corinthian doors
- Brand new front door
- Brand new rear sliding door
- 3 x built in linen closet
- New LED Downlighting and USB charging ports
- Rear access
- Carport under main roof
- Uber stylish patio with wooden decking and built in spa
- Garden shed x 2
- Good size backyard for kids or pooches
- Established fruiting trees (orange, grapefruit, mango and avocado tree)
- Colourbond fencing
- Fully fenced front yard
- Second patio to the rear of the home
- New flooring and paint
- Bathroom with separate shower and bath
- King sized Master bedroom with built in robes
- Security screens
- Loop street
- Upgraded plumbing and fixtures throughout
- New instantaneous gas hot water system
- Gas bayonet for heating in the dining area.
- Secure parking for up to 4 cars behind the gate

This property is stunning and is simply ready to move in! For more information please contact Michael Wallace on 0401748291. Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract. Scammers are actively targeting real estate transactions. Due to the increasing number of attempted frauds in our industry and in the interest of protecting your funds we will not provide our trust account details via email. Please contact our agency to confirm deposit details prior to doing any transfers. Aggressive behaviour and any form of verbal or physical abuse towards our employees will not be tolerated. Our teams are working as hard as they can, please be patient as we do our best to assist you.