

# 49 Burtonia Way, Forrestfield, WA 6058

## Sold House

Saturday, 9 March 2024



49 Burtonia Way, Forrestfield, WA 6058

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 899 m2

Type: House



Nick Mitchell  
0894759622



Alex Mitchell  
0894759622

**\$652,000**

This is an absolutely adorable option for the family, an immaculate 3x1 with so much extra space, including a huge front lounge and an additional sun room, and all on a humongous 899sqm block! The epic block size means that in addition to side access you also have a bundle of undercover parking options, a workshop zone, sheds, patios and plenty of places for the kids to explore! The home is a very short walk away from Dawson Park Primary School, which is one of the more popular school choices in the area. You also enjoy views to the hills from your front yard and master bedroom window. The inside has been freshly painted and is ready for you to move in. Or if you're looking for more of an investment, your tenants can move right on in, while you take your time exploring future development options. That's right, the R20/30 zoning offers you the potential to retain the house and create a brand-new block down the side too. (of course, you will need to obtain necessary approvals from the relevant authorities). What is on offer here is significantly nicer than most of the competing properties available on the market today, so don't miss your chance to secure this one and set yourself up for an exciting future! Some quick facts:

- Secretly huge 899sqm block
- Zoned R20/30
- Potential to sub-divide
- Originally built in 1979
- Large kitchen with pantry and custom spices shelf
- 3 bedrooms and multiple living areas including enclosed patio sun room
- Workshop and sheds
- Ducted Evaporative Air Conditioning
- 2 carport spaces plus a garage, plus extra undercover parking down the side
- Great location!

It's time to call The Mitchell Brothers  
Water rates: \$1,072.43 p/a (approx.) - Total for 2022 - 2023 financial year  
Council rates: \$1905.23 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.