

52 Connaught Street, Forrestfield, WA 6058

Sold House

Wednesday, 6 December 2023



52 Connaught Street, Forrestfield, WA 6058

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 870 m2

Type: House



Nick Mitchell
0894759622



Alex Mitchell
0894759622

\$605,000

You will be skipping to the bank! This property is guaranteed to put a smile on your face whether hunting for that next investment to add to your portfolio, your very first home in the foothills, or for somewhere peaceful to set the family down. This property has the best of both worlds! Featuring a great sized 4 x 1 with a games room added on PLUS a huge 870 sqm block with seriously great potential for future subdivision (subject to all relevant approvals). This home is currently tenanted on a periodic basis which means flexibility. You can choose whether to keep the tenants in or to settle with 'vacant possession' so that the property is empty and ready for you to move right on in! There are four comfortable bedrooms serviced by a near original bathroom with separate WC. The kitchen is off the side of the main living area at the front of the home with separate dining and direct access through to a much cooler, raised decked patio area. The perfect backdrop for your morning cup of coffee, your next family dinner, and a great place for winding down after your housewarming party! Inside this home could use some cosmetic touch ups, consider it a canvas for your own personal touches. BUT, the bones here are good and the block here is beyond GREAT. Out the back you will note one of the most beautiful trees in the neighbourhood. If you like nature as much as me, you won't be able to walk away from this leafy haven. The subdivision options here are pretty huge, too. There is potential to go down the route of a 'retain and build' with work required to the existing dwelling, or create multiple new blocks if that is more your cup of tea. Thanks to the huge street frontage of this property, it would suit TWO street frontage homes and still potentially have enough space for a third block at the rear! (please note that all development options are subject to approval from relevant authorities, we recommend that you chat to the City of Kalamunda to clarify your options) Some Key Facts: - 4 Bedroom 1 bathroom 1 carport - Classic 1970s build with hardwood flooring - Extended - Decked outdoor entertaining space - 870 sqm R25/40 block - subdividable! - APPROX 25.6m of frontage - Only available through The Mitchell Brothers Don't let another opportunity like this one pass you by, get in quick to catch this one. Call The Mitchell Brothers today. Alex Mitchell - 0404 122 943 Nick Mitchell - 0415 833 131 Council Rates - \$2026.23 (Approx 01/07/2023 to 30/06/2024) Water Rates - \$1,181.40 (Approx 01/07/2022 to 30/06/2023) For more information please contact the Listing Rep 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.