

81 Sussex Road, Forrestfield, WA 6058

Sold House

Monday, 14 August 2023



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Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 444 m2

Type: House



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\$420,000

Doubling as a fantastic starter property for a young couple or family seeking to get into an established suburb like Forrestfield, this beautifully-presented 3 bedroom 1 bathroom home will tick all of the boxes - and then some. Gated driveway access also secures the front yard and creates a lovely space for kids and pets to play in unison.

Low-maintenance timber-look flooring graces an open-plan living and dining area, along with a gas bayonet, a heater on the wall and air-conditioning. The stylish adjacent kitchen has been updated over time to include mosaic-tile splashbacks, a range hood, gas cooktop, an under-bench oven and more. The larger master has air-conditioning and is the pick of all three carpeted bedrooms. The bathroom is practical and has a bathtub, showerhead and a separate vanity for washing up. The laundry is also separate and comprises of a storage cupboard, as well as outdoor access to a sunken easy-care backyard setting. There, you will find an external storage shed, delightful gardens and a generous entertaining patio with an under-cover clothesline. Forrestfield Primary School is just around the corner, as are bus stops and lush local parklands - the stunning Hartfield Park community sporting complex included. Only minutes separate your front doorstep from Forrestfield Shopping Centre, medical facilities, restaurants and Hartfield Golf Course. Major arterial roads, spectacular National Parks and the soon-to-be-completed Forrestfield-Airport public-transport link are also nearby, making this perfect position all the more enviable. If convenient living is high on your list of essentials, then this is the property for you! Other features include, but are not limited to: Entry portico/verandah · Separate toilet · Skirting boards · Single carport · Block size - 443sqm (approx.) · Currently Leased at \$450.00 p/w till 30/07/2023 Distances to (approx.): · Forrestfield Primary School - 450m · Forrestfield Shopping Centre - 850m · Future High Wycombe (Forrestfield) Train Station - 5.8km · Perth Airport (T1 & T2) - 8.7km · Perth CBD - 17.5km Water rates: \$993p/a (approx.) Council rates: \$1655p/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.