

9 Albizia Close, Forrestfield, WA 6058

Sold House

Tuesday, 15 August 2023



9 Albizia Close, Forrestfield, WA 6058

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 544 m2

Type: House



Nick Mitchell
0894759622



Alex Mitchell
0894759622

\$510,000

Albizia Close is that secret little street you've probably never heard of, even though you've driven past it hundreds of times without realising. It is located in the heart of Forrestfield, within walking distance to everything that matters... and a pleasant walk at that! Because number 9 Albizia Close is just 50 metres away from the banks of the Woodlupine Brook, a gorgeous winter creek with a meandering path leading you on a scenic 300 metre stroll to Hawaiians Forrestfield, where you will find food, playgrounds, the library and other assorted shops. This is a location that really puts the forest in Forrestfield, while still being at arms reach from all the desirable conveniences! The house here is a 1990's built 3x1 with a study area too. It has multiple living areas and a central kitchen which looks out to a really cool backyard. It has been well maintained and is currently occupied by a lovely tenant, but the home can be available for home buyers as well as investors. Given the slightly elevated position of the land it's on, you actually get a really good view of the tree tops down at Woodlupine Brook from the backyard too and don't have any kind of closed off feeling as you can literally look out to trees, birds and sky in the not-so-distant distance. And if that all isn't tempting enough, what if I tell you the land here is zoned R30/40? ...because I will, because it is zoned R30/40. This means that there is development potential on the block. So if you ever get sick of the current house and decide to build TWO new ones instead, it's possible (subject to relevant approvals of course). This is a VERY AWESOME property in a market where even average or ok homes are becoming very hard to secure. So don't let this opportunity pass you by. It's time to call The Mitchell Brothers! Alex Mitchell 0404 122 943 Nick Mitchell 0415 833 131 Water rates: \$1,208.67 p/a (approx.) - For period 01/07/2022 to 30/06/2023 Council rates: \$2,167.38 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.