

# 9 Coronilla Way, Forrestfield, WA 6058

## Sold House

Friday, 8 September 2023



9 Coronilla Way, Forrestfield, WA 6058

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 700 m2

Type: House



Lindsay Earnshaw  
0405146251



Shirley Williams  
0414996706

**\$510,000**

Start out strong with this comfy, cosy, convenient little pearler - just perfection for a small family or couple wanting to be close to everything. But don't spend too long flicking through the images, because this home is also ideal for downsizers looking for something a little streamlined to manage or investors wanting to add something robust to their portfolio with possible subdivision potential. Although the size of this home means it's easy to maintain, the bonus of the sunken front lounge room means extra space for relaxation and retreat and just adjacent to it is the dining room - ideal for family meals, afternoon tea and homework, or epic house renovation planning sessions with a cheery glass of something good. The galley-style kitchen boasts plenty of prep and storage space and a nice view to the backyard while still ensuring whoever is on culinary duty can stay connected to those waiting at the dinner table for goodies. There are 3 bedrooms to choose from here, and all have built-in robes to make organising yourself a bit of a breeze. Each bedroom offers its own unique charm - from cosiness and retreat to being bathed in sunlight, these rooms are simply calling out for a revamp and personal touches to be added. 2 bathrooms mean no harried morning rush and ceiling fans in each room keep the temperature just right year-round. Situated on a 700sqm block zoned R20/30, this property presents an enticing investment opportunity, too. With its strategic location and the potential for future development or subdivision, it's a clever investor's dream. Features Include:• 1979 built brick & tile home• 3 bedrooms all with built-in robes• 2 bathrooms• Sunken front lounge room• Dining room• Galley-style kitchen with electric cooking• Generous size meals area• Ceiling fans in all rooms• Lovely patio entertaining area• 6m x 3m shed• Double carport under the main roof• Landscaped front gardens• Easy care fenced backyard• Zoned R20/30• 700sqm block

Out the back, you'll find a lovely patio entertaining area, ready for Sunday arvo BBQs or just lazing on the lawn in the Springtime sun. A good-sized shed awaits tools or all the extra 'stuff' you don't want inside the house and the double carport under the main room gives your vehicles a little extra security. Landscaped front gardens add to the property's curb appeal and the easy-care fenced backyard is a blank canvas for your gardening aspirations or a safe haven for pets and children to play. Located in a great spot for anyone raising children, living the FIFO life, or working in the CBD, this address is a gateway to convenience. It's close to schools, nearby shops, and public transport including the new High Wycombe station which will end up being a quick walk away. Whether you're looking for a great starter home or seeking a property with exceptional investment potential, this gem ticks a lot of boxes. Currently rented at \$350 per week, with a longstanding tenant whose lease expires on 15.01.2024. Get smart and start right. For more information on 9 Coronilla Way Forreestfield, or for friendly advice on any of your real estate needs, please call Team Lindsay on 0414 996 706.