

**19 Mineral Place, Forrestfield, WA, 6058**

**House For Sale**

Friday, 16 August 2024



19 Mineral Place, Forrestfield, WA, 6058

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Nick Mitchell  
0894759622



Alex Mitchell  
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## An Awesome Secret

From the street, you'd hardly know it was even here, and the street itself is a little bit secret too, but behind these gates is the private paradise you've been longing for.

Number 19 Mineral Place is a renovated 4 bedroom, 2 bathroom home, that has been cleverly designed to maximise the indoors/outdoors integration.

The beautiful kitchen overlooks an outdoors patio entertainment zone and the gardens beyond. Many a fantastic family gathering has taken place here over the years, and you'll be excited to host many more into the future, beginning with your house-warming party!

And not only are the gardens here gorgeous, but behind the fence is more open space and the Woodlupine Brook, and I know if I lived here I'd consider installing a sneaky gate along the back fence so I could regularly race toy boats down the creek. But that's just me.. you might prefer to do more mature things, like turning this brilliant free standing double garage out the back into an epic workshop where you could build some even better toy boats!

OR maybe you're interested in developing? In which case this could be the property for you, with an R20/30 zoning, exists the potential to create two properties here and my idea would be to give them both balconies looking down at the creek (subject to the usual approvals process of course).

But if all you crave is the simple life, with a comfortable home in a brilliant location, then this is the ticket to a relaxing future. Located moments from the facilities at the Hartfield Park rec centre, and close to shops, schools and transport, the location doesn't get much sweeter than this (and did I mention the creek?)

Quick stats:

- 689sqm of land zoned R20/30
- Four bedrooms, 2 bathrooms
- Renovated kitchen
- Renovated bathrooms
- Side access to double garage
- Secret gardens
- And an historically interesting street (ask me at the home open)

It's time to call The Mitchell Brothers

Nick Mitchell 0415 833 131

Alex Mitchell 0404 122 943

Water rates: \$1,295.71 p/a (approx.) - For period 01/07/2023 to 30/06/2024

Council rates: \$2,061.85 p/a (approx.)

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