

9 Burkinshaw Road, Glen Forrest, WA 6071

House For Sale

Saturday, 29 June 2024

EARNSHAW

Real Estate

9 Burkinshaw Road, Glen Forrest, WA 6071

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 3974 m2

Type: House

Offers Over \$719,000

END DATE SALE: ALL OFFERS PRESENTED BY 2pm TUESDAY 9th JULY 2024 (the seller reserves the right to sell prior to the end date without notice). This 1980s solid brick and iron residence doesn't so much whisper potential, as downright holler it. Sure, it needs some love, but that's exactly what makes this property just so exciting - there's not a lot around in this neighbourhood on nearly an acre of land that isn't finished to perfection (with a price tag to match). With a home boasting a great layout just ripe for renovation and an almost blank canvas of a ripper block of land, the possibilities are literally endless. The best part? You'll be right in the heart of Glen Forrest; a community known for its connection, strong sense of belonging, and proximity to everything a family could need. Walk the kids to school, grab staples at the local IGA, meet new friends at Train Park, or get some alone time along the walk trails that snake through the breathtaking bush - it's all just moments away. The home has a couple of bonuses to offer, including an open-plan living space with soaring raked ceilings and streaming sunlight. When it's time to get cosy, there's a spot just in front of the North facing windows you might like. There are three good-sized bedrooms (all with built-in robes, so no excuses for 'floordrobes') and a dedicated study nook perfect for study or renovation planning sessions! Air con will keep you cool under the collar even during the most hotly contested makeover discussions and you already have solar and gas installed here, so that's a step towards keeping utility bills down. Features Include: • 1980 built brick & iron home • Lovely North facing aspect over the dam • 3 bedrooms all with built in robes • 2 bathrooms • Large open-plan living with raked ceilings • Study nook • Split system air conditioning • Lovely verandah • Double carport • Solar & instant gas hot water systems • Well established gardens and lawn area • Easy walk to Primary school & shops • 3,974 sqm block (nearly 1 acre) When you need some time out or inspiration, there's plenty awaiting you outside with established gardens and generous lawn area for the kids to run off some steam. Mature trees are ready for you to pull up a picnic blanket and bring a good book and you'll be up for a fantastic housewarming or renovation showcase with a warm-weather soiree on the verandah. There's a dam adding an extra slice of rural bliss and a massive selection of additions this land could lend itself to - chook run, large veggie patches, cubby mansion for the kids. Join the local soccer team or the bush fire brigade, enjoy a pint and a chat at the sports club, and - trust us - try the caramel oat slice at GFG. There's a lot to love about the Glen Forrest life, and you're about to be in the thick of it. See the potential. For more information on 9 Burkinshaw Road Glen Forrest or for friendly advice on any of your real estate needs please call Team Lindsay on 0414 996 706.