

**17/351 Hawtin Road, Forrestfield, WA, 6058**

**Sold Retirement**

Wednesday, 23 October 2024



17/351 Hawtin Road, Forrestfield, WA, 6058

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Retirement**



Nick Mitchell  
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## **SOLD-Tranquil Park Home Paradise**

The Forrestfield Village is a beautiful place to call home, and number 17 is in a particularly ideal spot within the village too. Located right down the back, overlooking the natural bushland of the neighbouring property, rich with native birdlife and the occasional passing kangaroos. While relaxing here it is very easy to forget you're in a suburb close to Perth and not somewhere way out bush.

This home has a particularly spacious front porch, as well as some good undercover area out the back too. There is one under cover car bay just a few metres away from the home, and a great shed and undercover outdoor laundry too.

Inside the place is gorgeous. Light, bright and peaceful. With a well equipped kitchen, an ensuite bathroom, and a great sized lounge area too.

As a Forrestfield Village resident you will also have access to the community room if you feel like socializing, as well as a beautiful below ground pool in the summer!

Before you get too excited though, here's a quick note on Park Homes:

The Forrestfield Village is a gorgeous park home village, exclusive to permanent residents only (you cannot buy as an investor)

They are generally for over 55s (with some exceptions). The important distinction to note between these homes and typical real estate is that only the house is for sale, but not the land. The land is leased back from the park for approximately \$230/week and includes water. There is no GST or Stamp duty included with this purchase and no shire rates are applicable either. Dogs are not permitted but residents may have an indoor cat.

It's time to call The Mitchell Brothers

Nick 0415 833 131

Alex 0404 122 943

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.