

Sold



13 Pyrite Court, Forrestfield



## DREAM FIRST HOME ON QUIET STREET!!

Light and bright, with freshly painted interior walls and ceiling and brand-new timber-style flooring, this impressive-sized, four-bedroom, two-bathroom home is ideal for families or first-home buyers seeking a foothold in family-friendly Forrestfield. Situated in the peaceful Red Gum Estate and on the doorstep of Perth Hills, this abode offers generous living spaces, comfortable rooms and a huge backyard kids and family pets will adore.

The home greets you with an expansive front lawn and a lovely front porch. Enter into the living room, a lovely well-lit space overlooking the front garden leading to the central hub of the home, offering more living areas. An open plan living/kitchen and dining area flows easily into the back garden, with plenty of windows and sliding doors bathing this area in lovely, natural light.

The kitchen is of good size, offering plenty of bench space, pantry and cupboards while the adjacent dining area provides a great, central area for all the family to come together. Outside, however, is what all growing families require. Space, and lots of it, provides the kids and pets plenty of room to roam. With a small, paved area leading from the back door, this is a huge back lawn, flanked by wattle trees, and ready to be enjoyed.

Add some more trees and shrubs, or install a pool, pergola or courtyard for alfresco dining. There's plenty of room for a trampoline and swings, or simply use the space to simply relax and unwind. With a small garden shed tucked away in the back corner, this exterior space is a generous, blank canvas to create your private garden sanctuary.

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<b>Price</b>	SOLD for \$691,000
<b>Property Type</b>	Residential
<b>Property ID</b>	30231
<b>Land Area</b>	640 m <sup>2</sup>
<b>Floor Area</b>	169 m <sup>2</sup>

### Agent Details

Jonathan Durrant - 0438 909 480

### Office Details

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WA, 6017 Australia  
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**XCEED**   
REAL ESTATE

With excellent links to public transport and arterial roads, this is a location that promises convenience too. Walk to Hartfield Park, sporting fields, Recreation Centre, and local playground, while Wattle Grove Shopping Centre and primary schools are less than two kms away. For golf enthusiasts, Hartfield Golf Club is just a short drive away while quality secondary schools and Centro Forrestfield are a mere five-minute drive away. The perfect first-home buyer's abode on a quiet street offering plenty of room for all the family, this one is not to be missed.

For expressions of interest, please contact Jonathon Durrant at [Jonathan.d@xceedre.com.au](mailto:Jonathan.d@xceedre.com.au) or call 0438 909 480.

Features include:

Four bedrooms

Two bathrooms

Master suite generous in size, with ensuite and walk-in-robos

Family bathroom with bath

Open-plan living/kitchen/dining areas

Sliding doors leading from living room into outdoor area

Large kitchen with ample cupboards and benchtops, double sink, pantry

Split system air conditioning in the main living area

Ceiling fans in all bedrooms and front living room

Blinds on all windows

New timber-style flooring throughout the property

Separate laundry with exterior access

Repainted interior walls and ceiling

Abundance of natural light

Huge backyard with trees

Paved area outside

Garden shed

Fully fenced with side gate access

Single-car carport and long driveway for extra parking

Location (approx. distances):

Hartfield Park and Recreation Centre 600m

Tillia Court Playground 750m

Dawson's Garden World 1.2km

Wattle Grove Shopping Centre 1.9km

Forrestfield Primary School 2.0km

Wattle Grove Primary School 2.2km

Woodlupine Primary School 2.4km

Hartfield Golf Club 2.5km

Hawaiians Forrestfield 2.5km

Centro Forrestfield 2.6km

Heritage College Perth 3.2km

Hillside Christian College 3.5km

Perth Airport 5.7km

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*