



## 12 Sovereign Place, FORRESTFIELD, WA 6058

### DEVELOPMENT POTENTIAL MEETS FAMILY LIVING

Set in a peaceful cul-de-sac on a generous 745sqm R25/40 zoned block, this versatile 3 bedroom home offers a rare blend of development potential or family friendly living making it ideal for both savvy investors or owner occupiers.

The solid 1980 built residence features a modern renovated kitchen along with a contemporary interior, allowing you to move straight in or lease out immediately.

For investors and developers, the property is surveyed and subdivision-ready, with side access perfectly positioned for rear development enabling you to retain the front home as an income producing asset while building on the rear block or use the R40 zoning to demolish and create a 3 lot site. (\*Subject to Council Approval).

For families, the home delivers outstanding space and comfort with extensive living areas, including an extremely spacious master bedroom with a large dressing room and central bathroom fully equipped for comfort. The kitchen has been completely renovated to a modern standard, while your living options include a welcoming lounge to the front of the home and a generous games or dining room to the rear, providing flexibility for growing families, entertaining, or multi-zone living. Step out the back to discover a spacious outdoor entertaining area, a large backyard and quiet street setting

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P189357

#### SALE DETAILS

**Offers From \$885,000**

#### CONTACT DETAILS

**Elders Real Estate  
Rockingham & Baldivis**  
8/2-6 Council Ave  
Rockingham, WA  
08 9591 4999

**Bianca McKenzie**  
0422864960

to further enhance the lifestyle appeal.

Located just 10 minutes from Perth Airport, this home offers exceptional convenience for FIFO workers, professionals and frequent travellers, while remaining close to schools, shops, parks, and transport.

Property Features:

- Zoned R25/40, surveyed and subdivision-ready
- Front dwelling suitable for rental income while developing rear
- R40 Zoning also has potential for 3 lot development
- Oversized master bedroom, with an effective reverse cycle air conditioning unit, sliding door access directly to the gardens and a walk-thru dressing room with a complete wall of built-in robes
- Two further bedrooms, both with large windows for natural lighting
- Games, activity or additional living space to the rear of the residence, with more than enough room for a dining area within, plus a built-in bar, an additional reverse cycle air conditioning unit and sliding doors to the alfresco
- Multiple split system a/c's throughout the home
- Lengthy driveway leading to dual side gate access
- Vast gabled roof alfresco within the backyard, with paved flooring, two exterior ceiling fans and plenty of space to entertain or relax with friends and family
- Solar panel system for efficiency
- Fully reticulated lawns at front and rear
- Quiet cul-de-sac
- Fantastic location with parks, primary schools and Edinburgh Rd shops nearby

Whether you're looking to secure a strategic investment, a future development site, or a beautiful family home, this property offers multiple pathways to profit and lifestyle in one smart acquisition.

Contact Bianca today on 0422 864 960 to arrange your viewing.

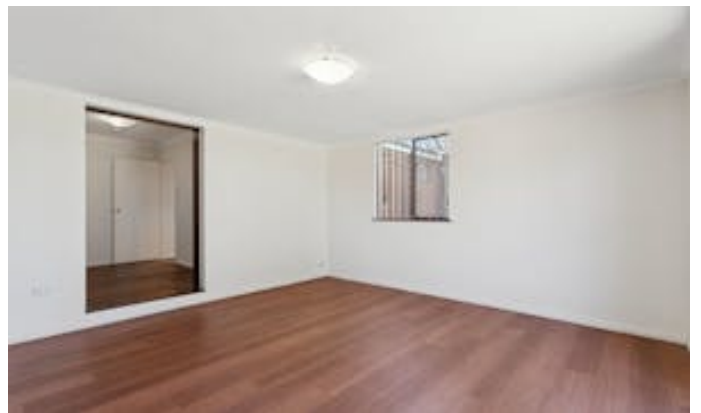
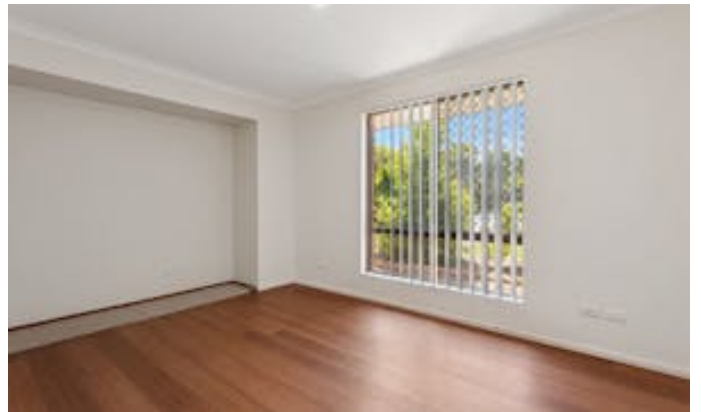
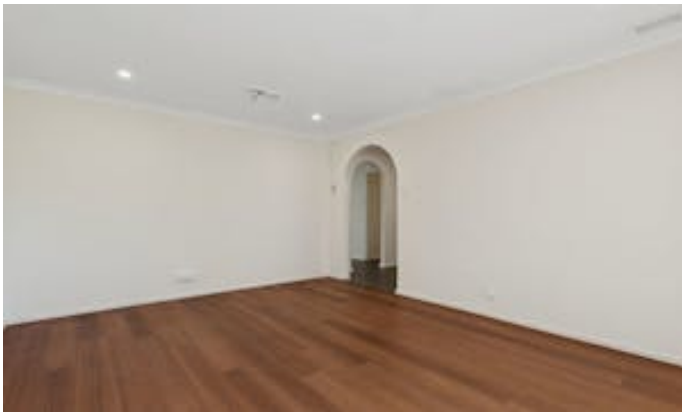
\*The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

\*All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text

in this advertising in making a purchasing decision.

- Land Area 745.00 square metres
- Building Area: 147.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2



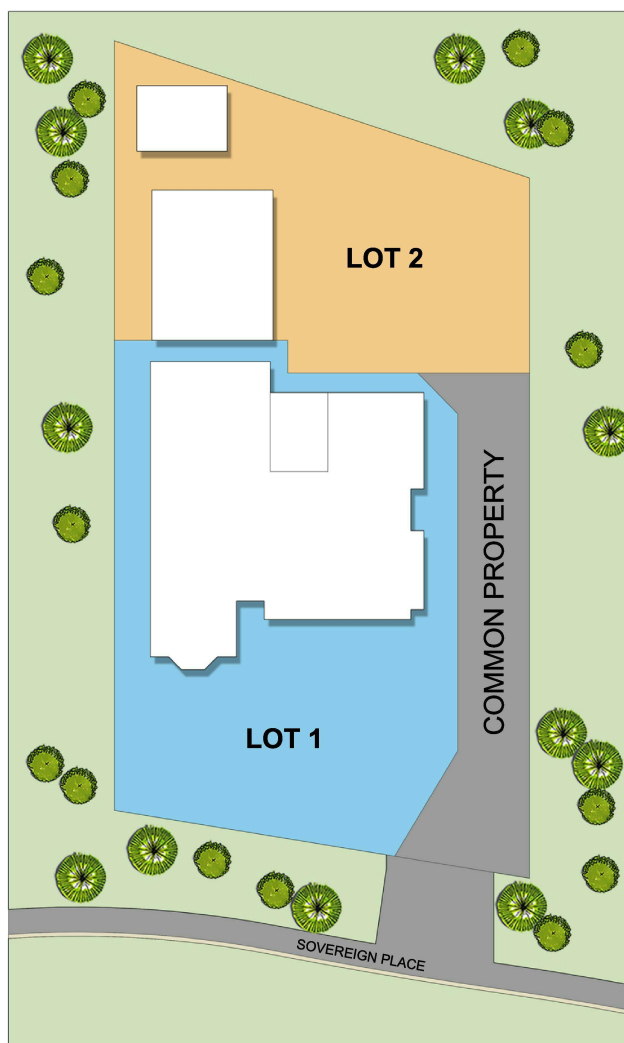








Design Concept: Subdivision into 2 Residential Lots with Common Property Access  
\* Subject to Council Approval



Property Address: Lot 457 (#12) Sovereign Place, Forrestfield  
Total Area: 745m<sup>2</sup>

Zoning: R25/R40 ( Minimum lot size 180m<sup>2</sup> - Average lot size 220m<sup>2</sup>)

Property Potential: Maximum of 3 Lots ( IF HOUSE DEMOLISHED \* Subject to Council Approval )

This site plan including measurements and dimensions are approximate and for illustrative purposes only.  
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.  
All enquiries must be directed to the agent, vendor or party representing the site plan.

**12 Sovereign Place, Forrestfield**