



36 Dawson Avenue, Forrestfield

Smart Investment

Discover the perfect mix of comfort and opportunity at 36 Dawson Avenue, Forrestfield. Set on a spacious approx 710sqm corner block with R20/30 zoning, this well maintained home offers solid family living today with exciting development potential for the future (Subject to Council Approval).

Inside, the home features three bedrooms, including a master with walk-in robe, and two bathrooms for convenience. A separate sunken lounge provides a relaxing space to unwind, while the dining area sits adjacent to a functional kitchen with a brand new oven. The activity/games room with built-in bar adds extra space for entertaining or flexible family use.

Step outside to a patio alfresco entertaining area, perfect for hosting guests or enjoying quiet weekends at home.

Comfort and practicality continue with split system air conditioning, two ceiling fans, a double carport, and the added benefit of 20 solar panels to help reduce energy costs.

Located close to Perth Airport, schools, shops, and parks, this property is packed with lifestyle and investment appeal.

3 🏠 2 🚿 2 🚗

FOR SALE
\$792,000

AGENTS

Janine Frisina
0404 941 665
janine.frisina@ljhooker.com.au

Nathan Frisina
0431 714 375
nathan.frisina@ljhooker.com.au

AGENCY

LJ Hooker Thornlie | Canning Vale
(08) 9459 7788

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



Whether you're looking to move in, lease out, or develop, this is a property you'll want to put at the top of your list.

Water Rates approx \$1,260 pa, Shire Rates approx \$2,300 pa

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

MORE DETAILS

Property ID	91ZHA2
Property Type	House
Land Area	710 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Deck
	Outdoor Entertaining
	Solar Panels
	Close to Schools
	Close to Shops
	Roller Door Access

Janine Frisina 0404 941 665

Sales Representative | janine.frisina@ljhooker.com.au

Nathan Frisina 0431 714 375

Director | Licensee | nathan.frisina@ljhooker.com.au

LJ Hooker Thornlie | Canning Vale (08) 9459 7788

Shop 26 Thornlie Square Shopping Centre, Spencer Road,
THORNIE WA 6108

thornlie.ljhooker.com.au | thornlie@ljhooker.com.au

