

4 Kalmia Way, Forrestfield

## Spacious Family Living on 706sqm with Workshop & Outdoor Lifestyle Appeal

Discover Your Dream Home in Forrestfield!

Welcome to this charming 4-bedroom, 2-bathroom residence, perfect for families seeking comfort and convenience in the heart of Forrestfield. This delightful home is designed for both relaxation and entertainment, making it an ideal choice for your next chapter.

### Key Features:

- **Spacious Living Areas:** Enjoy ample room for family gatherings in the inviting living spaces, complete with large windows that fill the home with natural light.
- **Four Cozy Bedrooms:** Each bedroom is designed for comfort, providing a peaceful retreat for everyone in the family.
- **Two Modern Bathrooms:** Featuring contemporary fixtures, these bathrooms offer convenience and style, ensuring a refreshing start to your day.
- **Functional Kitchen:** The well-equipped kitchen is perfect for culinary enthusiasts, boasting plenty of storage and workspace for meal prep.

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### FOR SALE

Price on Application

### VIEW

Sat 4th Jul @ 11:00AM - 11:30AM

### AGENTS

Simon Sywak  
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### AGENCY

LJ Hooker Leederville  
(08) 6222 6619

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- **Outdoor Entertaining:** Step outside to a generous backyard, complete with a play area for the kids, perfect for summer barbecues and outdoor fun.
- **Carport Convenience:** A dedicated carport provides shelter for your vehicle, ensuring easy access and protection from the elements.

**Additional Highlights:**

- **Family-Friendly Neighborhood:** Located in a welcoming community with parks, schools, and shopping nearby.
- **Low Maintenance Yard:** Spend less time on upkeep and more time enjoying your new home!
- **Versatile Spaces:** The layout allows for flexible use of rooms, whether you need a home office, guest room, or play area.

Don't miss out on this fantastic opportunity to secure a family home in Forresterfield! Schedule a viewing today and imagine the possibilities this property has to offer.

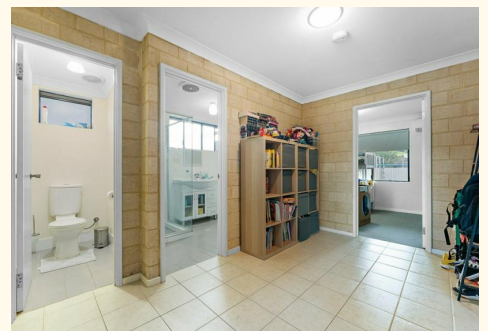
Contact us now to arrange your private tour!

**MORE DETAILS**

Property ID	8RJ04
Property Type	House
Including	Toilets (2)

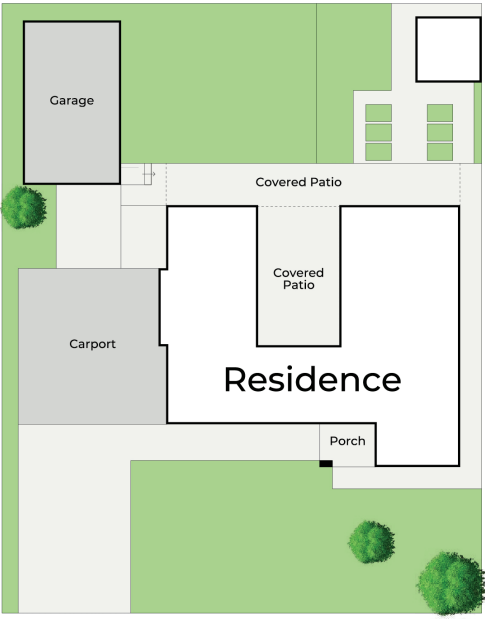
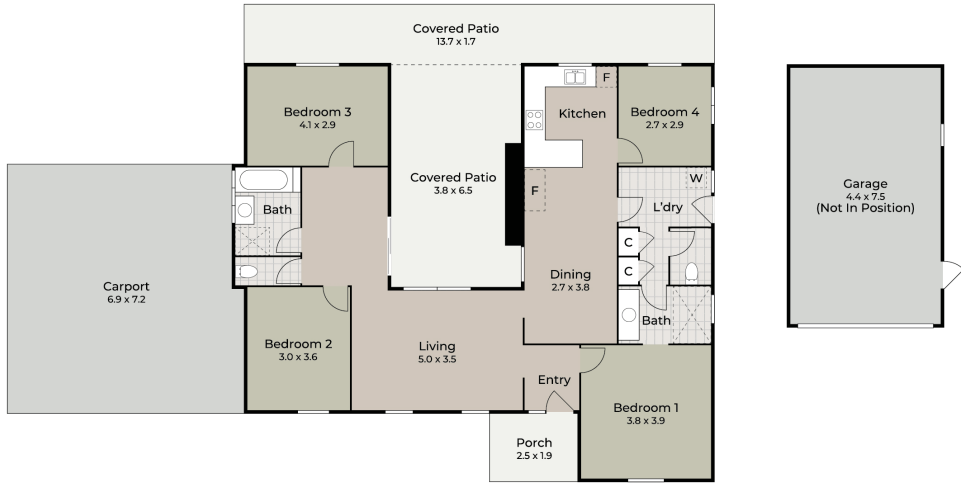
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Approximate Areas

Living Area:	119m <sup>2</sup>
Porch:	5m <sup>2</sup>
Carport:	49m <sup>2</sup>
Garage:	33m <sup>2</sup>
Covered Patio:	53m <sup>2</sup>
Approx. Total:	259m <sup>2</sup>



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Not to scale • All measurements are approximate • Drawn for presentation purposes only