



### 53 Kalmia Way Forrestfield WA

4 1 5

When it comes to buying property the pundits all say the same thing - it's all about location location location!! 53 Kalmia Way has it in spades - situated in a whisper quiet cul-de-sac and close by to all essential amenities.

The house has a flexible floorplan comprising of 3/4 bedrooms x 1 bathroom with sunken formal lounge room, with a secondary living/meals area off the kitchen. With a BONUS huge rear games room or fourth bedroom (not pictured).

Outside is an extensive outdoor (78sqm) entertaining area, an above ground pool for when summer hits and a 3-car (51sqm) garage (2 car with lock-up auto door and open carport). Two sheds (one powered) provide ample storage.

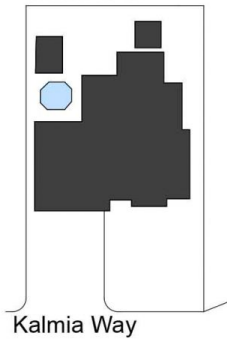
[For full version visit the website](https://www.lauriekelly.com.au/sale/wa/perth-hills/forrestfield/residential/house/7424748)

**Type** : House  
**Building Size** : 140 sqm  
**Land Size** : 702 sqm  
**View** : <https://www.lauriekelly.com.au/sale/wa/perth-hills/forrestfield/residential/house/7424748>

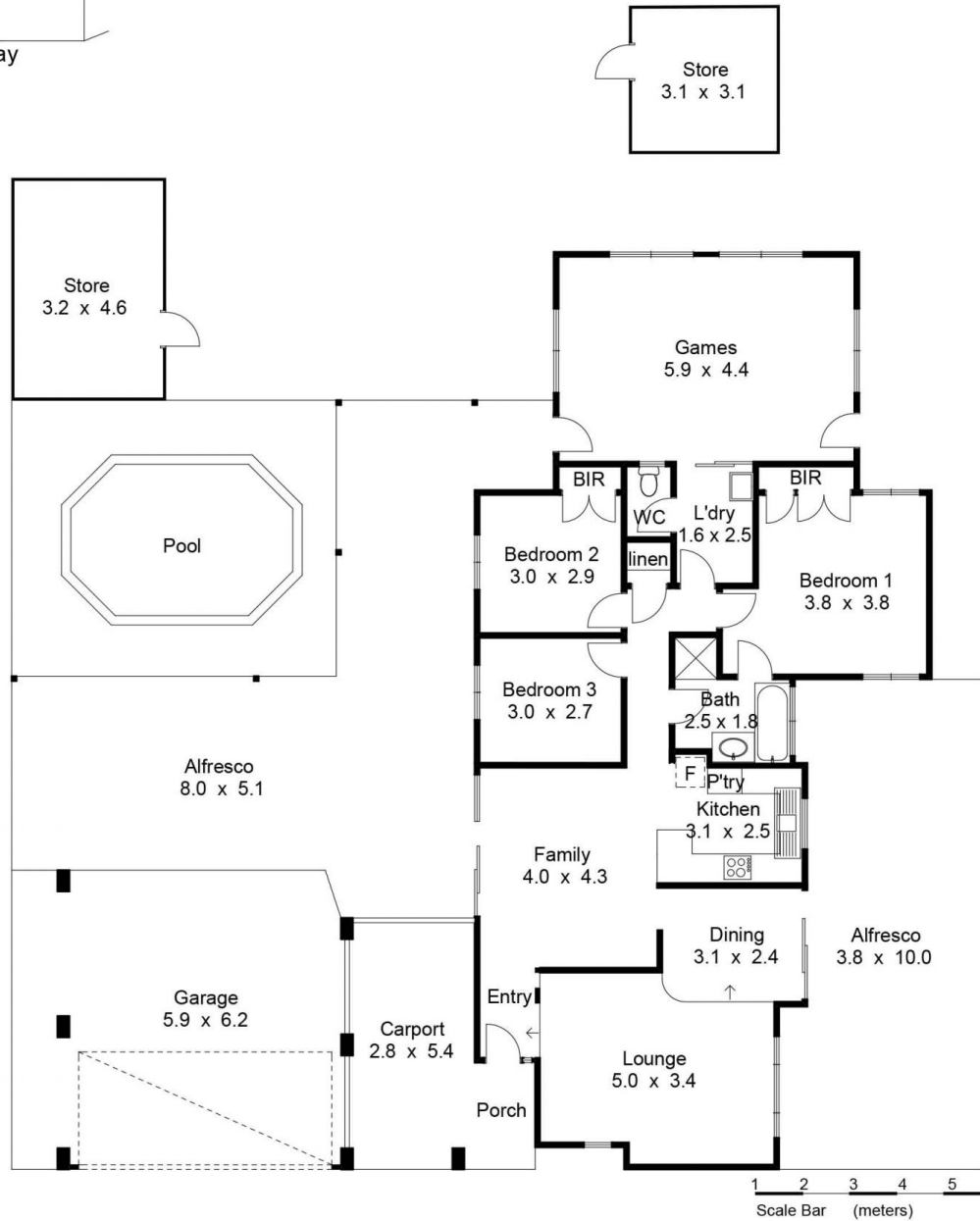


**Kim Findlay**  
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# SITE PLAN



Kalmia Way



## Approximate Areas

Internal	139.5 m <sup>2</sup>
Alfresco	78.8 m <sup>2</sup>
Garage/Carport	51.7 m <sup>2</sup>
Store	24.3 m <sup>2</sup>
<b>Total Area</b>	<b>294.3 m<sup>2</sup></b>



All measurements are estimates  
Plans are for demonstration only  
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