

**39 Bilgoman Road, Glen Forrest, WA 6071**



**House For Sale**

Saturday, 2 December 2023

39 Bilgoman Road, Glen Forrest, WA 6071

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 2023 m2**

**Type: House**



Tonnie Rebbettes  
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## Offers Over \$685K

END DATE SALE: All offers presented to the owners at 4pm 18th December 2023, unless sold prior. Is your dream property surrounded by the beauty of nature yet still within arm's reach of all the conveniences a busy family needs? Does your heart yearn for expansive, serene vistas but you also want to become part of a community? Let your children grow up with the same kiddos from the same neighbourhood from Playgroup and Kindergarten through to High School? Maybe you've been looking for an entry-level home where you get to respect that age-old advice of buying the most affordable house in the very best suburb? This ripper of a home rests on half an acre, is blissfully positioned across from a nature reserve, is surrounded by flourishing natives and inside is just hollering for someone to come along and shine it up so it looks like the diamond it truly is. The home itself has enjoyed some loving renovations already and there's just so much potential with the internals it may be hard to choose where to start! There are four spacious, carpeted bedrooms that are perfectly presentable for the time being, but have such good bones and dimensions, it'd be a shame to leave them be. The main bedroom has access to the semi-ensuite bathroom which is delightfully retro and sunny in equal measure. The living and dining area still pay homage to an '80s vibe with dark wood trims and quite charming arched doorways. A recent touch of fresh paint brings a contemporary vibe to the classic design and you can take inspiration from the kitchen when deciding how to makeover the rest. It has undergone a stunning transformation, boasting modern fixtures, downlights, and an abundance of storage space for your resident Chef. Features Include: • Entry-level home with renovations • 4 bedrooms • 1 bathroom • New kitchen, floor coverings & paint • Formal lounge/dining area • Open-plan informal living • Semi-ensuite bathroom • Split system air-con • 1980s built brick & tile • Double carport • Natural ½ acre block • Walk to Helena College Senior School & bush reserves Outside, a large pergola - nestled under a majestic gum tree, will be your new favourite spot for leisurely breakfasts amidst the birdsong and dappled early morning Hills light. Take a notebook and pen and start planning your Grand Designs. Need inspiration? You're set here. The surrounding streets are home to some very pretty houses and gorgeously landscaped gardens. Plus, it's an easy walk to Helena College Senior School, just down the road from Bilgoman swimming pool and around the corner from Glen Forrest Gourmet and Morgan John Morgan Reserve (Train Park). Sporting clubs, local boutique stores, and even the delicious cafes are all accessed via (mainly) footpaths and walk trails, so put some hiking shoes on your Christmas list and get to know where you'll love to live. See the potential. For more information on 39 Bilgoman Road Glen Forrest or for friendly advice on any of your real estate needs please call Tonnie Rebbettes on 0414 364 327.