

4 William Street, Glen Forrest, WA 6071

THE AGENCY

Sold House

Sunday, 13 August 2023

4 William Street, Glen Forrest, WA 6071

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 1050 m2

Type: House



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\$680,000

Welcome to this amazing Hill's property that offers a lifestyle like no other. Situated in a picturesque location, the home boasts breathtaking views over the valley, providing a serene and tranquil atmosphere for its lucky new residents. With sufficient space on the 1050m² block to indulge in your favourite hobbies, yet not an excessive amount of land to maintain every weekend, this piece of paradise will instantly captivate you. One of the standout features of the property is its eco-friendly design. The gardens are spray-free and host a diverse range of fruit trees and nut trees, creating a natural haven for both the home owners and wildlife alike. Additionally, there is a bee hive, contributing to the preservation of the local biodiversity. The property also harnesses the power of the sun with 24 solar panels with a battery storage system and Wifi compatibility, ensuring energy efficiency and reducing the home's carbon footprint. The home itself is equally impressive. The light-filled kitchen, meals and living area are the heart of the home, designed to bring people together in a warm and inviting environment. The soaring cathedral-style ceilings add a touch of grandeur to the living space, while the stunning NSW Blackbutt engineered flooring exudes elegance and durability. A central hallway leads to the main bathroom, a laundry plus three generous bedrooms, with the master boasting a stunning ensuite and a spacious walk in robe. For those who appreciate outdoor living, the property offers a wonderful wrap-around verandah. This space provides an ideal spot to relax and enjoy the idyllic views of the valley below. Imagine spending tranquil mornings with a cup of coffee or entertaining guests with spectacular sunsets over the treetops as the backdrop. Built in 2003 by Cedar homes, the property showcases quality craftsmanship and attention to detail. Undercroft parking for two cars ensures convenience and protection from the elements. Additionally, there is ample storage space underneath the home, perfect for storing tools, gardening equipment or outdoor gear. A garden shed is also located under the home, providing even more storage solutions. Here are just some of the many features that this home has to offer; -Large 1050m sloping block with stunning valley views -Master Builders Cedar Homes design built in 2003 -Gravelled front verge for additional parking of cars -Front garden area with fresh mulch and banksia shrubs -Lovely front lawned area protected from the street by a gentle slope -Native garden with fresh mulch at the side of the home -Beautiful sweeping verandahs around the home -Lovely entrance into the home with space for a desk or a technology hub -Open plan living, dining and kitchen area overlooking the expansive verandahs -Sliding door access to the spacious wrap around verandah in both the living and dining areas -A lovely mix of sheer curtains and block-out curtains on the windows in this area to keep the lovely view but help with temperature control -Split system air conditioner in main living area for heating and cooling the living areas of the home -Supersized kitchen with walk in pantry, freestanding electric cooktop and oven, double sink and fridge recess (the dishwasher does not work and will not be working at Settlement) -Kitchen has a picture window to look out over the garden -Stunning NSW Blackbutt engineered floorboards throughout the home -Soaring vaulted ceiling in main living area with downlights -Laundry room has a single linen cupboard and a trough plus room for a washing machine and dryer -The laundry also has an outside drying deck and stairs down to the side yard -Family bathroom features a bath, a vanity and a shower -Two minor bedrooms are located off the central hallway -Both these bedrooms have Holland blinds on the windows -The master bedroom is located at the front of the home with views over the front garden -The bedroom has sheers plus block-out curtains on the windows -Master has a separate entrance door to front verandah for easy access -Large walk in robe in the master bedroom -A modern, contemporary ensuite features a large walk in shower, a vanity and a toilet -Ducted evaporated air conditioning in the bedroom wing of the home -24 solar panels on the roof with a 5kwatt inverter (battery storage) -Solar hot water system on the roof -7000 litre rain water tank for irrigating the garden and the fruit and nut trees -Undercroft carport with driveway access -Garden shed undercover for extra storage plus open area storage under the home -Level rear garden area with a large assortment of citrus trees, a pecan tree, a macadamia tree, wormwood bush, a grapevine, a mango and a bee hive -There are raised vegetable beds at the side of the property -Single driveway continues the length of the block to exit at rear lane way -Great retaining in the back yard to create level areas of the property -CCtv with cameras for added security (will system will need to be reset after Settlement) -Extensive drainage system in place for Winter -Shire rates are approx. \$2150 per annum (subject to change) -Water rates are approx. \$268 (subject to change) -Property is located on a bus route for convenience -Walking distance to the coveted Helena College Secondary School -Glen Forrest Village shops at the end of the street -Stunning natural bushland across the road -Just over half an hour drive to the middle of Perth CBD This property is not just a home, it offers a lifestyle that embraces nature and sustainability. With its breathtaking views, eco-friendly features and well-designed living spaces, it presents a unique opportunity to enjoy the best of both Worlds. Don't miss the chance to

make this incredible Glen Forrest property your own and experience the epitome of natural living and comfort. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.