

5 Pax Grove, Glen Forrest, WA, 6071



House For Sale

Saturday, 31 August 2024

5 Pax Grove, Glen Forrest, WA, 6071

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Jonathan Clover
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For Definite Sales

All offers presented on or before 6pm Tuesday 17th September 2024
(The seller reserves the right to accept an offer before the end date)

Nearly a century of history has been enjoyed within the walls of this 1930 built home. There is something special about a home from this era, and 5 Pax Grove is an amazing example with striking period features and modern upgrades that has struck a perfect balance of old world charm with new world comforts.

We were impressed right from the start. Automatic gates, compressed gravel driveway that meanders around a large oak tree perfect for climbing... and climb I did! There isn't a bit of gravel or a blade of grass out of place, you can tell this home has been looked after with exceptional love and care.

It's hard to explain the sense of calm that came over me as I stood in front of the residence and absorbed it's structural beauty amidst such serene surroundings. Sweeping verandas with Jarrah decking, stain-glass windows and timeless brickwork enhanced by a large new raked patio, aggregate concrete work and outdoor rustic kitchen. The perfect balance.

Some of the unique features that sets this property apart from many other character cottages;

1. Two living spaces – Though it is a petite period home, two separate living spaces with soaring ceilings make this a comfortably space dwelling.
2. 3rd Bedroom / Sleep Out – Perfect for guests, a dream for a teenager or a convenient “work from home” space; with fresh paint and new carpets/curtains, this room is a significant bonus.
3. Alfresco Area – Wow, the pictures don't do this area justice. A huge entertaining space overlooking pristine lawns with frequently visiting quendas and an Australiana vibe outdoor kitchen, it doesn't get much better than this.
4. Workshop / Carport – Concreted, powered, close enough to the house for easy access but far enough away to be a convenient mancave escape... what more needs to be said?

I could wax lyrical about the renovated bathroom and laundry, upgraded kitchen features, how wonderfully maintained the home is and beautiful presented the gardens are, etc etc... but you need to walk through and feel all that this lovely property has to offer in order to truly appreciate the lifestyle it offers!

RATES

Council: \$2147

Water: \$282.6

SCHOOL CATCHMENTS

Glen Forrest Primary School

Kalamunda Senior High School

Eastern Hills High School

Swan View High School

FEATURES

General

* Build Year: 1930

* Total Built Area: 388sqm

* High Ceilings

* 2 Split System Air-conditionings

* 5 Burner Gas Stove (Emilia)

* 900mm Oven (Emilia)

* Jarrah Cabinetry

* Slow Combustion Wood Heater (Kent)

* NBN Connection

Outside

* Outdoor Kitchen

* 5kW Solar (Goodwe)

* Solar Hot Water System (Solarhart)

* Powered Workshop

* Outdoor Shower

* National Park Pedestrian

* Barrier Treatment Termite Prevention (2023)

* Chicken Pen (Fox-proof)

* 2 Electric Gates (dual access)

* Separate Livestock Paddock length x 12m width (approx)

Fruit Trees

Plum, Apricot, Cherry, Lime, Fig