

965 Thomas Road, Glen Forrest, WA, 6071



House For Sale

Sunday, 18 August 2024

965 Thomas Road, Glen Forrest, WA, 6071

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Guy King
0417900315

STYLE AND NATURE IN HARMONY

All offers presented on or before 6pm Tuesday 10th September 2024.
The sellers reserve the right to accept offer before the end date.

This captivating residence seamlessly merges refined aesthetics with the untamed allure of its natural surroundings. Expertly designed for indoor-outdoor living, the home features an open floor plan that encourages a seamless flow between spaces. A restrained palette of colours and premium materials enhances the sense of elegance throughout. Expansive windows invite an abundance of natural light filtered through the vegetation of the surrounding landscape. This home truly represents a family's dream, offering a unique balance of sophistication, the tranquil beauty of nature and the convenience of nearby schools, shops and services.

At the heart of this relaxed, family-friendly home lies a generous open-plan area designed for modern living. The renovated kitchen, equipped with top-of-the-line appliances, flows seamlessly into a spacious dining area, leading to a gable-covered outdoor entertaining space. An adjacent family room creates a perfect hub for gatherings. This north-facing sanctuary is bathed in natural light, with a series of windows perfectly framing the breathtaking bush views, blending indoor comfort with the beauty of the outdoors.

Nyaania Creek crossing the property and direct access to the much-loved Heritage Trail appears to have inspired a flawless melding of the natural and built environment, resulting in a home that shelters, nurtures, and inspires.

SCHOOL CATCHMENT

- 1.8 km – Glen Forrest Primary School
- 2.6 km – Helena College Senior Campus
- 3.9 km – Helena College Junior Campus
- 4.5 km – Darlington Primary School
- 5.3 km – Treetops Montessori School
- 13.9 km – Guildford Grammar
- 14.2 km – Eastern Hills Senior High School

RATES

Shire - \$2291 2023/24
Water -

FEATURES

- * Faultless European Aesthetic
- * Flowing Floorplan
- * Renovated Kitchen
- * Renovated Family Bathroom and Powder Room
- * Open plan to Alfresco Entertaining
- * South-facing Formal Lounge
- * Hybrid Plank Flooring Throughout
- * Wainscoting with European Wallpaper
- * Private Gate to Heritage Trail
- * Nyaania Creek Crosses Property
- * Enclosed Front Verandah
- * Paved Side access to 6 m X 9 m Workshop
- * Split System Reverse Cycle AC Unit
- * Zoned Reticulation
- * Automatic Double Blinds
- * Fully Tiled Family Bathroom with Spa and Screenless Shower

- * Separate Junior Wing
- * Junior Beds with Built-in Robes
- * Well-appointed Walk-through Laundry

General

- * Build Year: 1986
- * Block: 2038 sqm
- * Internal Living Area: 159 sqm
- * Total Built Area: 333 sqm

Kitchen

- * Renovated
- * Marri Cabinets
- * Granit Benchtop and Breakfast Bar
- * Breakfast Bar with Marri Kickplate
- * Neff Induction Cooktop
- * AEG Electric Wall Oven/ Steam Oven
- * ASKO Rangehood
- * Siemens Dishwasher
- * Glass Splashback
- * Recessed Lighting Under Overhead Cab.

Main Bedroom

- * Front of Plan
- * Door to Formal Lounge Creates Extensive Parents' Zone
- * North-facing Windows
- * Double Fitted Built-in Robes
- * Ensuite (Shower, Vanity, WC)

Outside

- * Adjoins Reserve
- * Gate to Heritage Trail
- * North-facing Alfresco Entertaining
- * Paved Drive with Turning Arc
- * 2-car Carport
- * 9 m X 6 m Workshop
- * Kid/Pet Friendly Fenced Front Verandah
- * PVA 16 Panels 2.5 kW inverter
- * Solar Hot Water with Electric Booster
- * Fully Fenced Backyard
- * Raised Beds
- * Lemon, Mandarin, Lime, Grapefruit, Mango
- * Rain Dial Zoned Reticulation
- * Garden Shed
- * Landscaped Gardens Planted Mostly to Natives

LIFESTYLE

- 30 m Railway Reserve Heritage Trail
- 300 m Statham Wetland
- 1 km Glen Forrest Community Garden

1.3 km Glen Forrest Gourmet
1.3 km Burkinshaw Park
1.7 km Glen Forrest IGA
1.7 km Bus Stop
6.1 km Mundaring
12 km - St John of God Hospital
18.4 km - Perth Airport
29.4 km - Perth CBD