

## 2 Forsyth Grove, BALDIVIS, WA 6171

### MULTI-LEVEL LIVING IN SOUGHT AFTER SETTLERS HILLS, WITH INVITING POOLSIDE GARDENS

Positioned in a welcoming and tree lined street in a beautiful part of Settlers Hills, this absolutely superb multi-level abode offers an inviting setting to call home, with peaceful poolside gardens, plenty of entertaining space, and family comfort throughout. Your lower level accommodates a spacious master suite, with a separate home office, a dedicated theatre room, and your open plan family hub, with living, dining and kitchen included. While your upper floor provides three further bedrooms, a central bathroom, and yet more living space across an activity area, a family lounge, and a private balcony for outdoor living. The gardens are well maintained and lawned to both the front and back, with a sheltered and decked alfresco with the backyard, and a double garage that provides drive through access via a secondary roller door to the rear.

Located in a super central setting, you have a choice of parkland and sports facilities just a short stroll from home, with the recently completed Baldivis Sporting Complex just across the road, plus a nearby skate park and plentiful greenspace to enjoy. A range of schooling and childcare facilities sit within walking distance, with the local retail precinct and caf   a little further, and the fully equipped Stockland Shopping Centre easily within reach. While for those seeking a trouble free commute to the Perth CBD or surrounding area, the Kwinana freeway is a short drive away, with Warnbro train station and a variety of bus connections also on hand.

**TYPE:** For Sale

**INTERNET ID:** 300P186873

**SALE DETAILS**

**Offers From \$1,050,000**

**CONTACT DETAILS**

**Elders Real Estate  
Rockingham & Baldivis**  
8/2-6 Council Ave  
Rockingham, WA  
08 9591 4999

**Bianca McKenzie**  
0422864960

Features of the home include:

#### UPPER FLOOR:

- Three minor bedrooms, all well-spaced for the children or guests with built-in robes for storage
- Main family bathroom, with a large vanity, a separate shower enclosure and bath, with a private WC
- Family lounge with sliding door access to a privately positioned balcony with picturesque views across the tree line beyond, and a spacious area to relax
- Activity space to the top of the stairs, with a built in desk and a flexibility in its use, with a play area, homework station or teenage retreat all ideal options
- Ducted air conditioning

#### GROUND FLOOR:

- Spacious master suite to the front of the home, with downlighting, a large walk-in robe and an ensuite with an extended vanity, shower enclosure and a private powder room, with the benefit of dual access from the foyer for guests
- Centrally placed kitchen, with a sweeping island bench for casual meals, an in-built oven, gas cooktop and rangehood, with a walk-in pantry and plentiful under bench storage
- Light and bright family zone with your living and dining areas placed adjacent to the kitchen, with an effective reverse cycle air conditioning unit, and a choice of access to the decked alfresco for seamless entertaining
- Separate theatre room, with another reverse cycle air conditioning unit for year round comfort
- Designated home office to the left of entry, with a large window overlooking the front gardens
- Laundry tucked beyond the kitchen for ease of use, with direct exterior access and ample cabinetry and counterspace within
- Large entry foyer into the home
- Tiling to the main living areas and carpet to the remainder of the property
- Decked alfresco to the rear of the residence, with more than enough space to gather a crowd, and tranquil views across the garden and pool
- Sparkling below ground swimming pool with both fencing and paving to the surround to provide a relaxed setting and peace of mind throughout
- Lawned and fully fenced backyard, with a garden shed for additional storage
- Beautiful street appeal with shaded trees and a lawned front yard that's fenced from the road
- Double remote garage with a rear roller door for backyard access
- Paved driveway before the garage for additional parking

Built in 2006\*, set upon a 602sqm\* block, with 224sqm\* internally, this fantastic family home overflows with comfortable living options across its carefully created and dual level design, with a flexible floorplan allowing entertaining or relaxation throughout. While the location really does speak for itself, with the family orientated position providing every amenity on the doorstep to ensure the winning trifecta of space, layout

and location.

Contact Bianca today on 0422 864 960 to arrange your viewing.

\*The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

\*All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 602.00 square metres
- Building Area: 224.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2



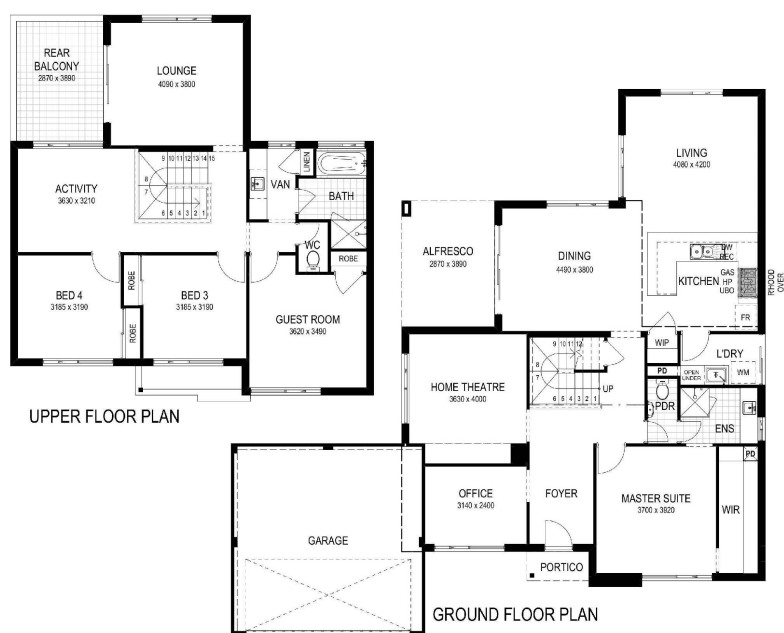












Floor Plan—2 Forsyth Grove, Baldvis