# 33 GRICE CRESCENT, BALDIVIS, WA, 6171










# SOLD

## UNDER CONTRACT BY CLARISSA ALSOP

Set on a spacious 638 sqm corner block
- Located opposite a park
- Settlers Hills location
- Built by Metro style homes in 2007
- 242 sqm of living and 327 sqm in total area
- Separate study with double French doors
- 31 course ceilings to main living areas
- Theatre room with dual access ways
- Spacious central kitchen is located at the heart of the home
- Huge games room with double French doors
- Oversized garage with 1 metre approx. store area
- Storage room under the main roof
- Ducted evaporative air conditioning
- 12 Solar Panels with 3.5 kw inverter to help lower running costs
- Fully tiled alfresco under main roof with coffered ceiling
- Grassy rear yard with established gardens and bore reticulation
- Set in one of the best locations in Baldivis
- All amenities are within easy reach including parks, schools, shopping, and transport links

## 4 BED | 2 BATH | 2 CAR

PRICE:
$565,000

OPEN FOR INSPECTION:
N/A



**Clarissa Alsop**
**0421827669**
clarissa@atrealty.com.au
www.atrealty.com.au

# 33 Grice Crescent **BALDIVIS**

Block Size 638m² | 4 Bedrooms | 2 Bathrooms | 2 Car
Internal 242m² | External 85m² | Total 327m²

Clarissa Alsop | 0421 827 669




House Guru Real Estate Photography

**REAL ESTATE FLOOR PLANS | houseguru.com.au | © House Guru Real Estate Photography™**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

**Clarissa Alsop**
**0421827669**
clarissa@atrealty.com.au
www.atrealty.com.au