



30 Forum Drive Heathcote, NSW

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## Refined elegance and functional family living

This stylish abode boasts designer finishes, fresh interiors and a sense of tranquility. Designed for functional family living and relaxed entertaining, it features an open living and dining that flows effortlessly through to the gourmet kitchen and out onto a covered entertaining area. With its picturesque bush surrounds, swimming pool and proximity to schools and shops, it truly is a family haven.

- Open plan main living and dining with lots of natural light and front yard views
- Three generous bedrooms, two with built-ins, one with walk-in, main with ensuite
- Chef's kitchen w/five burner gas cooktop, stone benches and outdoor servery
- Expansive covered alfresco entertaining area w/roller blind, lighting, BBQ area
- Ducted air-con, plantation shutters, modern main bathroom with large bathtub
- Tiered grassed yard, saltwater swimming pool, dual side access and double garage
- Peaceful location close to Heathcote Public School and Heathcote High School
- Easily accessible to popular walking tracks, shops and Heathcote train station

**Price:** \$1,605,000

**Council Rates:** \$437.63 p/q

**Water Rates:** \$173.29 p/q



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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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