



## 1 Overton Lane, BALDIVIS, WA 6171

Owner Committed Else Where MAKE an OFFER!

Owners are now committed elsewhere and with regret want to move this beautiful property on.

This stunning property sits on an elevated corner block in Baldivis Quarter Estate overlooking Overton Lane Reserve just one of the many parks in the area.

The property built by Webb & Brown Neaves in 2014 has many endearing features, including media room, study, activity area, central kitchen, family living and dining, easy care gardens and perfect entertaining area.

This stunning family home has been designed with style, comfort and lifestyle in mind. If you are in the market for this style of property then act now before it's too late.

Property Features:

Year built 2014

Lot size - 512m2 approx.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Sold

**INTERNET ID:** 300P17011

**SALE DETAILS**

**All Offers Considered!**

**CONTACT DETAILS**

**Rockingham Baldivis**

14/10 Livingstone Tce  
Rockingham, WA  
08 9599 6600

**Karen Tickner**  
0450670662

House size - 208m<sup>2</sup> approx.

Central galley style kitchen with stone bench tops, soft close drawers, cupboard to ceiling cabinets and 900mm stainless steel appliances overlooking the family living, dining and activity area

4 Large bedrooms, master suite with his & hers walk in robes and an en-suite with separate toilet

2 Bathrooms (all tiles have been sealed & shower glass has been coated to prevent staining)

Ducted reverse cycle air conditioning (hot & cold) through out (recently serviced)

Double door entry (front door has double security with an infill for privacy)

Dedicated theatre

Activity room

Study or nursery

Alfresco dining

Brand new gas system

NBN connected and smart wired

LED lighting throughout (also on sensors under eaves, garage & front doors)

\*6KW Solar panels system

Full security system (can be programmed to your phone or email)

Security sensors on all doors

Crime safe to all sliding doors

Tinting designed to provide extra daytime privacy and safety with UV protection & shatter-proof glass

Large laundry (completely redone) with EXTRA storage space

Low maintenance fully reticulated and established native gardens

Double car garage

To view this immaculately presented home call Karen Tickner today on 0450 670 662.

Location Features:

Overton Lane Reserve 10m (approx.)

Nearest bus stop (Bramall Tce after Overton Ln) 110m (approx.)

Baldivis Square 1.1km (approx.)

Stockland Baldivis Shopping Centre 2.4km (approx.)

The Ridge Baldivis Medical Centre & Pharmacy 950m (approx.)

Warnbro Train Station 6.5km (approx.)

Kwinana Freeway Entrance 3.3km (approx.)

Perth 47.8km (approx.)

Schools:

Tuart Rise Primary School 1km (approx.)

Makybe Rise Primary School 900m (approx.)

Pine View Primary School 1.4km (approx.)

Settlers Primary School 1.8km (approx.)

Ridge View Secondary College 2.3km (approx.)

Baldivis Secondary College 3.2km (approx.)

Tranby College 2.3km (approx.)

- Bedrooms: 4
- Bathrooms: 2
- Double garage











