

6 Valley Way, BALDIVIS, WA 6171

SOLD BY BIANCA MCKENZIE

Located within the prestigious Highbury Park Estate, this absolutely wonderful family home overflows with both living space and flexibility across its sweeping and carefully considered floorplan. A lush lawned garden awaits to the front, and is overlooked by the spacious master suite within, while your further three bedrooms sit within their own section for a peaceful arrangement, with an activity space centrally placed to enable the children or guests to truly claim the area as their own. A home office, or potential 5th bedroom also awaits to the front of the home, while for your relaxation, a dedicated theatre room and generously sized open plan living, dining and kitchen follow on, with a large alfresco area nestled within the rear garden. Secure garaged parking provides storage of the vehicles, while both the front and rear gardens are beautifully maintained for an inviting, yet minimal maintenance appeal.

Positioned just a few quick steps from a choice of impressive parkland and greenspace, the local dog park is within walking distance, with a lake to meander and even tennis courts to enjoy, while the location boasts a variety of convenient amenities, with both Baldivis Square and Stockland shopping centre within easy reach for cafes, retail and entertainment opportunity. For the family, you have a range of primary and secondary schooling, with childcare facilities also on offer to ensure all ages are accounted for, while for those seeking a straightforward daily commute, a wide range of public transport and road connections are also on hand.

TYPE: Sold

INTERNET ID: 300P182731

SALE DETAILS

Offers From \$849,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

8/2-6 Council Ave
Rockingham, WA
08 9591 4999

Bianca McKenzie
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Features of the home include:

- Generous master suite, with views across the front garden, a large walk-in robe and ensuite with dual vanities, a glass shower enclosure and private WC
- Three further well-spaced bedrooms, all with built-in robes for storage
- Main bathroom with a bath, shower enclosure and vanity
- Laundry with ample cabinetry and counter space, plus direct access to the exterior for ease of drying
- Contemporary kitchen, with a lengthy freestanding island bench for casual dining, plentiful crisp white cabinetry, and a full height pantry, with a dedicated fridge recess, and in-built stainless-steel appliances including a 900mm* oven, gas cooktop and rangehood
- Substantially sized open plan living and dining area, with French doors to close the space off from the front of the home, and plenty of room to allow a range of layouts, with the potential for a games area included
- Separate theatre room, with feature lighting around a recessed ceiling, and a darkened interior paintwork for premium movie viewing conditions
- Activity area within the minor bedroom wing, with a stylish barn door to separate the space from the main living room
- Home office, study or even a 5th bedroom to the front of the home
- Tiling to the main living areas and carpet to the bedrooms, theatre and study
- Ducted air conditioning throughout
- Paved alfresco setting, placed under the main roof for an uninterrupted flow between the main living area and gardens, with ample space to gather family and friends
- Fully fenced backyard with a combination of paving and lawn
- Handy garden shed for storage
- Solar panel system
- Appealing front garden with luscious lawn and established greenery
- Double remote garage with a paved driveway before hand

Built in 2011*, set on a 540sqm* block, with 229sqm* internally, this perfectly presented family home offers a wide range of spacious living options, with plenty of room for even the largest of families to rest and relax within, while the easy care gardens ensure a peaceful haven for all, and the location provides a sought after setting close to all of life's daily essentials.

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

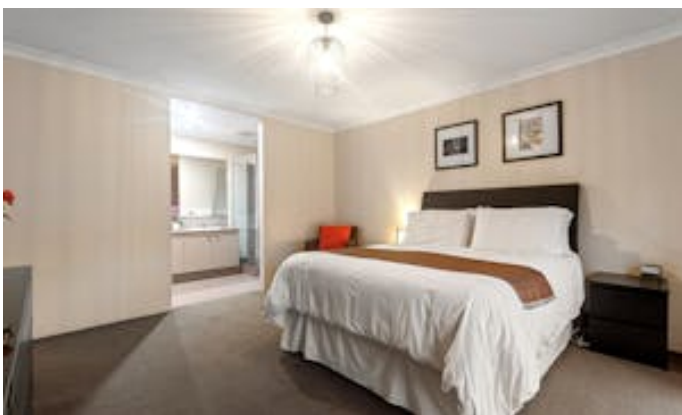
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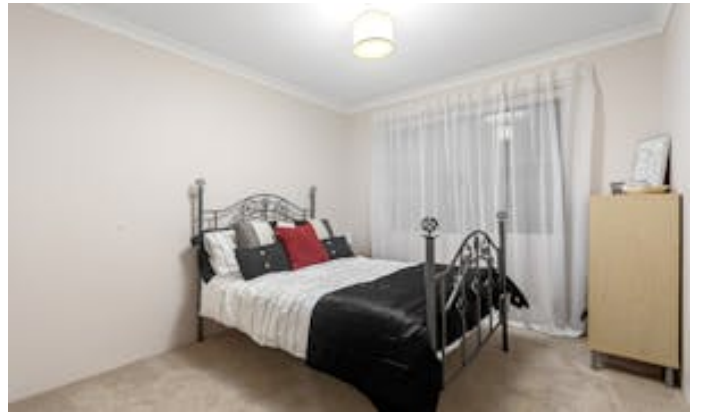
behalf, prior to an offer being made on the property.

*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 540.00 square metres
- Building Area: 229.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage









6 Valley Way, Baldvis