



41 Diogenes Court, BALDIVIS, WA 6171

LIVE THE RURAL DREAM ON THIS IMMACULATE 2.06H BLOCK, WITH ALL THE ADDED EXTRAS INCLUDED

Placed within a true lifestyle setting, this exceptional property offers approximately 5 acres of paradise to call home, with every convenience of urban living just a quick drive away, and all the peace and quiet you could ever need on the doorstep. The vast residence offers 5 bedrooms, 2 bathrooms and a choice of living options across the incredibly spacious floorplan, with the master suite placed away from the further bedrooms for a tranquil retreat like space. A home office provides a work from home setting, with a formal lounge or theatre space, a dedicated dining area, and an open plan family hub that sits around the simply spectacular kitchen. While moving outside, you have a choice of alfresco options, with a verandah around the entire residence to ensure a peaceful spot for everyone, with your below ground pool fully fenced and shaded for maximum enjoyment. The sweeping land provides a natural setting with extensive mature trees throughout, while gated entry sits to the front, and a choice of stables offer the opportunity to keep animals, with your standout feature being the epic workshop, with a fully fitted kitchen and bathroom within, plus office space and multi-level storage included.

Located in the heart of rural Baldivis, you are just a quick drive to the Kwinana freeway, providing straightforward travel to the surrounding area and CBD, while all the day-to-day essentials are equally close at hand. A choice of both private and public

TYPE: For Sale

INTERNET ID: 300P187138

SALE DETAILS

Offers From \$2,000,000

CONTACT DETAILS

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schooling is easily within reach, with childcare facilities included, while a range of popular cafes, dining options and extensive shopping opportunity is also nearby, with plentiful parkland, including the Karnup Nature Reserve all within reach.

Features of the home include:

- Oversized master suite, with both an effective reverse cycle air conditioning unit and cooling ceiling fan, plus plantation shutters to the windows, sliding door access to the alfresco and dual walk-in robes
- Luxury ensuite to the master bedroom, with a freestanding bath, shower, stone topped vanity and private WC
- Four further spacious bedrooms, all with full height built-in robes, ceiling fans and another reverse cycle air conditioning unit to one
- Main bathroom with a bath and shower, plus a separate powder room with dual vanity and storage, and a private WC
- Sizeable laundry with direct exterior access and plenty of stowage within
- Sensational kitchen, fully fitted with extensive cabinetry throughout and featuring in-built dual wall ovens, sweeping benchtops, a servery window to the alfresco and a scullery to the rear, with a freestanding island bench for casual meals
- Central family room or games area, with a warming fire and downlighting throughout, plus a direct flow to the alfresco for uninterrupted indoor to outdoor living
- Generous dining area, with open access to the kitchen for ease of entertaining
- Separate theatre room or formal lounge with French door entry
- Dedicated home office or study, with a cooling ceiling fan and large window for natural light
- Timber effect flooring to the majority of the home, with soft carpet to the theatre room
- Ducted air conditioning throughout
- Substantially sized gabled roof patio to the rear of the home, with limestone flooring, a brick built fireplace and breathtaking views across the garden and pool
- Secondary alfresco opposite the pool, with bar top seating from the kitchen servery window
- Below ground pool with a limestone surround for poolside relaxation, with glass fencing to the alfresco and a shade sail for added comfort
- Wraparound verandah providing ample opportunity to find a quiet spot to sit and enjoy the tranquility
- Lush green lawn surrounding the residence, ideal for the children to play
- Enormous shed or workshop, 18.2m x 9m* with 5m* eaves height, with extensive storage including a mezzanine level, plus a dedicated office or living area, and a fully fitted bathroom and kitchen within
- Plus additional parking outside shed, under awning for 2 cars and a caravan
- Stables and a feed shed set amongst the mature trees for added shade
- Two bore pumps and fully reticulated back and sides of yard and paddocks
- Solar panel system

- Two 93000L rainwater tanks with UV filtration system to house
- Gravel driveway for access to both the home and shed
- Remote gated access to the block with a feature timber entry and intercom for visitors

Built in 2006*, with a whopping 267*sqm internally, this absolutely incredible opportunity offers a move-in ready option to live the rural dream, with every added extra already included, and an elevated attention to detail throughout. Providing extensive living options for even the largest of families, the residence itself spans a multitude of space, with a flexible layout designed to cater to your individual needs, while the land and workshop ensure a premium setting for laid back family living, or even a home business.

A must view property, contact Bianca today on 0422 864 960.

*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.

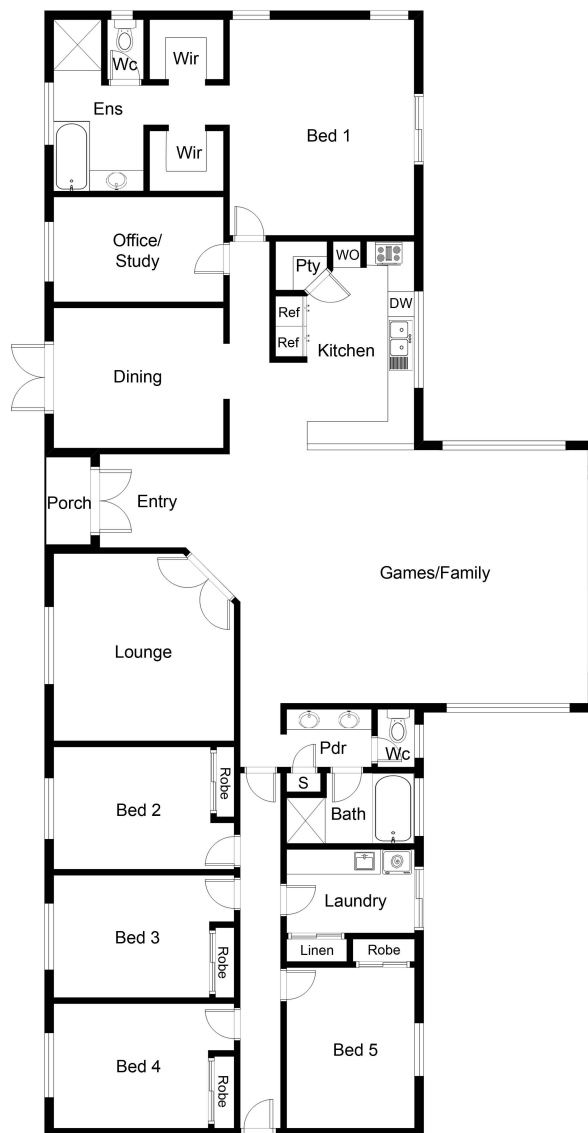
- Land Area 5 acres
- Building Area: 267.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 4











FLOOR PLAN

41 Diogenes Court, Baldivis