



48 Ridge Boulevard, BALDIVIS, WA 6171

SPACIOUS FAMILY LIVING ON A LARGE CORNER BLOCK

Placed in an elevated setting in the heart of the sought after Ridge Estate, this sweeping family home offers a never ending array of living options across the well-proportioned and inviting interior, with more than enough space for even the largest of families, and a focus on comfort. Your 4 bedrooms are all extremely spacious in size, with an activity area placed between the minor bedrooms for added appeal, while both bathrooms are fully equipped for modern functionality. Your living options span a generous open plan hub that's ideal for entertaining or gathering the family, with a separate games room, a dedicated theatre space and a home office to ensure a range of options to suit all. The front of the home offers garaged parking, with side access gates into the backyard, while the corner setting provides plenty of space throughout.

Positioned just a short stroll from your choice of parkland and greenspace, you have a picturesque lake to meander within the Ridge Boulevard Reserve, while the Diamondbird Reserve offers play equipment to enjoy. A variety of schooling and childcare facilities ensure educational options for all ages, with a range of retail and dining across both Baldivis Square, and the larger Stockland Shopping Centre, while easy access to road and public transport connections ensure convenience of travel throughout.

TYPE: For Sale

INTERNET ID: 300P189896

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:

- Oversized master suite, with a cooling ceiling fan for year round comfort, a walk-in robe and an ensuite with a bath, shower and vanity, plus private WC
- Three further well-spaced minor bedrooms with built-in robes for storage
- Main family bathroom with a shower, bath and vanity, plus separate WC
- Centrally placed kitchen, with a large island for gathering around, plus a stainless-steel oven and ample cabinetry and storage, including a corner pantry, with sliding door access to the decked alfresco
- Spacious family living and dining area, with an open plan design for a relaxed setting, plus direct entry to the backyard and plenty of natural light within
- Dedicated theatre room with French door entry and views across the garden
- Separate games room, with a generous design to allow a range of uses and layouts
- Home office or study for those needing a peaceful work from home space
- Activity area between the minor bedrooms, ideal as a teenage retreat or play space
- Timber look flooring to the main living area and carpet to the remainder of the home
- Ducted air conditioning for year round well-being
- Striking street appeal with beautiful Jacaranda trees before the home, and an elevated and lawned front garden
- Widened paved driveway for additional parking and access to the side gate
- Double remote garage

Built in 2009*, set on a 680sqm* block with 254sqm* internally, this spacious and inviting residence offers a wealth of opportunity for relaxation throughout, with a choice of living options to meet the needs of a busy family life. While the location provides absolute convenience on the doorstep, within a welcoming and central Baldivis setting.

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

*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 680.00 square metres
- Building Area: 254.00 square metres
- Bedrooms: 4

- Bathrooms: 2
- Double garage







