



57 Baskerville Crescent, BALDIVIS, WA 6171

PREMIUM POOLSIDE LIVING IN AN EXCLUSIVE SETTLERS HILLS SETTING

Located within the exclusive Settlers Hills Estate and only a short stroll from parkland, this quality family home offers a true entertainers delight, where your indoor living seamless extends across the inviting poolside gardens for maximum appeal. Offering 4 bedrooms, 2 bathrooms and a separate study, this spacious residence spans a multitude of living options, with a central open plan family hub, a formal lounge or theatre space and even a games room to enjoy. Your gardens are low maintenance in their design, with the sparkling below ground pool to the side of the residence to ensure a large backyard for play, with lawn and tropical greenery included, alongside a generous and decked alfresco for relaxation. While to the front of the home, a double garage awaits for secure vehicle parking, with the private and peaceful street offering an appealing option for many, including families in search of absolute convenience and a sought after setting to call home.

Situated only a quick walk from the expansive Steel Tree Reserve with its large oval, sporting and picnic facilities, you have plenty of recreational appeal close at hand, with a range of parkland to the surrounds and plenty of greenspace to enjoy. The local retail precinct is easily within walking distance, with a popular café and deli included, while a choice of both public and private schooling is equally close by, with childcare facilities for a laid back and family orientated location. The fully equipped Stockland Shopping Centre is just a little further with a vast array of dining and entertainment options throughout, while for those seeking straightforward travel, the Warnbro train station,

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TYPE: For Sale

INTERNET ID: 300P191477

SALE DETAILS

Offers From \$949,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**
8/2-6 Council Ave
Rockingham, WA
08 9591 4999

Bianca McKenzie
0422864960

Kwinana freeway and various bus links are all nearby.

Features of the home include:

- Spacious master suite to the front of the home, with a bay window design that overlooks the gardens, plus a walk-in robe and a large ensuite with a double shower with glass screening, a vanity and WC
- Three further bedrooms, all with built-in robes for storage
- Family bathroom with a bath, glass shower enclosure and vanity, plus private WC
- Large kitchen, with a wraparound benchtop for breakfast bar dining, plus ample cabinetry and storage, and in-built appliances including a wall oven, gas cooktop and rangehood
- Open plan family zone with plenty of room for living and dining within, plus inviting pool views and direct access for ease of entertaining
- Dedicated theatre room or formal lounge to the front of the home, with French door entry and sweeping natural light
- Games room to the rear of the residence, with sliding door access to the gardens for an indoor to outdoor flow
- Separate study or home office, ideal for those seeking a work from home solution
- Carpet to the bedrooms, theatre, study and games room, with tiling to the remainder
- Evaporative air conditioning throughout
- Substantial patio within the backyard, with decked flooring, and a large gabled roof pergola for shade, making it the ideal setting for entertaining friends or enjoying an outdoor meal with the family
- Glistening below ground pool for absolute relaxation, with a feature waterfall, a paved surround and glass fencing for peace of mind
- Minimal maintenance backyard, with an area of lawn and a garden bed of tropical greenery to the fenceline
- Sheltered porch on entry to the home, providing a peaceful space to sit
- Lawned front garden with established trees and greenery for both privacy and appeal
- Solar panel system for efficiency
- Double remote garage
- Widened driveway for additional parking potential

Built in 2007*, set upon a 660sqm* block with 239sqm* internally, this outstanding family home offers relaxed living across the entire residence, with the gardens carefully created to ensure a low maintenance design for a premium appeal. The poolside retreat provides a relaxing space to enjoy, while the variety of internal comfort promises a laid back lifestyle for all, with the location offering complete convenience on the doorstep and a sought after setting to many.

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 660.00 square metres
- Building Area: 239.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double carport





