



14 Carrow Bend, BALDIVIS, WA 6171

LUXURIOUS RESORT STYLE RESIDENCE WITH IMMACULATE POOLSIDE GARDENS

Overflowing with immaculate living options and an entertainers dream design, this sweeping and secluded property is ideally situated upon an elevated standing within the sought after Highbury Park Estate. Delivering picturesque views across the Darling Scarp, this premium family home seamlessly blends both quality and comfort, providing a carefully considered layout, and a wealth of inclusions throughout. The floorplan was meticulously created, with all four bedrooms positioned to the left side of the home, starting with the inviting and oversized master suite to the front. While a separate home office provides a functional addition for those seeking a work from home solution. Your spacious living options include a separate theatre room and a generously sized family hub with lounge, dining and a central kitchen included, while sliding doors ensure a continuous flow outward and to your equally impressive alfresco. Your gardens are fully fenced and extend around the entire property, with a gated entry to ensure full use of the space, with a glistening below ground pool for a resort like vibe, and a choice of parking potential included.

Located for family convenience you have the popular Baldivis Square within walking distance, including its specialty stores and much-loved cafes, while the fully equipped Stockland Shopping Centre is just a little further. A variety of both public and private schooling is easily within reach, with childcare facilities ensuring an opportunity for all ages, while a choice of extensive parkland sits to the surrounds, with plentiful reserves, greenspace and play equipment a short stroll away. And for those seeking

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TYPE: For Sale

INTERNET ID: 300P192663

SALE DETAILS

Offers From \$1,350,000

CONTACT DETAILS

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Rockingham & Baldivis**
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Rockingham, WA
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straightforward daily travel, the Kwinana Freeway is only minutes away, with bus and train connections easily within reach for complete connectivity throughout.

Features of the home include:

- Grand master suite with a cooling ceiling fan, spacious dual walk-in robes and a hotel inspired ensuite with a spa bath, a separate shower enclosure and twin vanity, plus separate WC
- Three further well-spaced bedrooms, all with built-in robes for storage and ceiling fans
- Central family bathroom with a glass shower enclosure, bath and vanity, with a private powder room for convenience
- Separate laundry with in-built cabinetry and bench space, plus a huge linen closet to the hallway
- Impressive central kitchen to truly serve as the heart of the home, with stone benchtops featuring a waterfall edge to the freestanding island, in-built 900mm stainless-steel appliances including an oven, gas cooktop and rangehood, and extensive cabinetry throughout, with a walk-in corner pantry and a dedicated recess for the fridge
- Generous open plan family living and dining zone, with high ceilings throughout and sliding doors directly to the alfresco, pool and gardens
- Beautiful theatre space or games room, with a recessed ceiling for an added sense of comfort and an open flow to the main living area beyond
- Dedicated study or home office to the front of the residence with views to the gardens and a sizeable design within
- Soft wool carpets to the bedrooms and theatre, with striking Spotted Gum floorboards to the living options
- Quality window treatments throughout
- 3 phase /16.5kW ducted reverse cycle air conditioning, with single room temperature control and three return air inlet for energy reduction
- Smart wiring throughout house with CAT5 hardwired internet connection in each room
- Gas bayonet points to the main living area and alfresco, ideal for the barbecue
- Exceptional alfresco setting, with decking to the floor and downlighting overhead, with a multi area design that flows outward to border the pool for entertaining appeal, while the decked platform continues along the rear of the residence for yet more space to relax
- Sparkling below ground 9m x 5m saltwater pool, with glass fencing for peace of mind and a feature waterfall, plus a limestone surround for additional poolside entertaining, and raised garden beds for a resort like effect
- Provision for solar heating to the pool, and automated filling
- Lush lawned gardens that sweep around the property, with mature tropical greenery to the border, including lighting throughout, and ample space for play
- Sheltered portico to the front of the home, with space for seating beside, and a landscaped garden bed beforehand for a welcoming entry within
- Wired doorbell with camera and all remotely accessible via the Ring mobile app
- Security system for added peace of mind

- Upgraded 6.76mm insulation glass throughout the home for added insulation and security
- Screening to all doors and windows
- Powered garden shed
- 3000L rainwater tank, with a grey water system to the gardens
- 5kW solar panel system for energy efficiency
- 3 phase bore water pump available if desired, currently retired from use
- Attic space within the home, with an access ladder and walkable area for storage, including both light and power
- Fully automatic sectional gate to the front of the home, with fencing to the border for an enclosed garden feel
- Dedicated storeroom with access via both the garage and home
- Double remote garage with an additional sheltered parking space tucked just inside the gated entry

Built in 2008*, set upon a 902sqm* block with 238sqm* internally, this epic family home offers luxurious resort style living with exceptional garden surrounds, a true attention to detail and a wealth of sought after extras throughout. While the location speaks for itself with its premium position to enjoy those idyllic views while every amenity is close at hand and all the essentials for carefree family convenience easily within reach.

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, buyer to complete own independent enquiries.

- Land Area 902.00 square metres
- Building Area: 238.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage









