



## 14 Hoskin Way, BALDIVIS, WA 6171

### PREMIUM PARKLAND SETTING, WITH COMPLETE FAMILY COMFORT THROUGHOUT

Placed within an elevated setting and positioned to overlook the leafy parkland opposite, this modern and inviting family home overflows with contemporary updates and upgrades, along with quality inclusions throughout the spacious internal floorplan. Benefitting from 4 generously sized bedrooms, your master suite is placed to the front of the home, with the minors following on for peaceful living throughout, while both bathrooms are fully equipped for family comfort. A large open lounge awaits upon entry within, creating a relaxed setting for the family to gather, while your sensational open plan living and dining zone follows on, with seamless access to both the superb kitchen and games area beyond. The backyard offers extended areas to entertain or rest and relax, with a huge alfresco to enjoy, while the front of the home provides additional outdoor space and ample opportunity to enjoy that parkland vista, with garaged parking for the vehicles to the side.

Located within the much-loved Settlers Hills Estate and only a few steps from the local shopping precinct with its popular café and deli, you are well-placed for family convenience, with childcare, primary and secondary schooling all within walking distance. Stockland Shopping Centre is just a little further and fully stocked to meet your retail and dining needs, with straightforward travel and transport links throughout. And for a true sense of tranquility, you have a shaded parkland directly opposite the home, along with a wide variety of greenery, ovals and play equipment just a quick stroll away, creating an enviable setting to raise the family, and a central position for

**TYPE:** For Sale

**INTERNET ID:** 300P193456

**SALE DETAILS**

**Offers From \$1,000,000**

**CONTACT DETAILS**

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

**Bianca McKenzie**  
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laid back living.

Features of the home include:

- Inviting master suite, with a walk-in robe for storage, plus an effective reverse cycle air conditioning unit for comfort, plantation shutters to the windows for appeal, and a cooling ceiling fan, with feature lighting and paneling to the wall
- Ensuite to the primary bedroom, with floor to ceiling tiling for a luxe effect, and a shower enclosure, vanity and WC
- Three further bedrooms, all with ceiling fans and either a built-in or walk-in robe for storage
- Central bathroom with a bath, glass shower enclosure and vanity, with full height tiling included
- Separate laundry with a walk-in linen closet and private WC within
- Beautifully updated kitchen, with a large breakfast bar for casual meals, in-built appliances including a wall oven and gas cooktop, with a prominent rangehood for appeal, plus a corner pantry and a dedicated recess for the fridge
- Light filled living and dining area, with plantation shutters to the windows and doors, along with another ceiling fan and contemporary lighting
- Games area or activity space, with a semi-separate design from the main living area, and sliding doors directly to the alfresco and gardens for ease of entertaining
- Generous lounge on entry to the home, with quality window coverings, a striking feature wall and plenty of space for the entire family to gather
- Soft carpet to the bedrooms and lounge with timber effect flooring to the living areas
- Reverse cycle air conditioning throughout
- Huge alfresco to the rear of the residence, with a gabled roof design and café blinds to enclose the space off and allow use in all seasons, with cooling ceiling fans and a border of tropical greenery
- Lawned backyard, with raised beds to the fenceline and a dedicated firepit area to enjoy
- Sheltered porch before the home, with a paved area for seating and a fantastic parkland outlook
- Manicured front garden, with a multi-level design of lawn, trees and greenery providing an instant appeal, including fencing panels before the home for privacy from the street
- Solar panel system for energy efficiency
- Alarm system
- Exterior roller shutters to the windows
- Garden shed
- Double remote garage with a paved driveway beforehand

Built in 2002\*, set upon a 548sqm\* block with 197sqm\* internally, this outstanding property combines an enviable and family orientated location, with all the comforts you could hope for. The carefully considered interior provides a wealth of living space, with a seamless flow to your exterior and gardens for an entertainers dream design, while

the bedrooms ensure peace and quiet throughout, providing a much-loved setting that is sure to appeal to a variety of buyers.

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 548.00 square metres
- Building Area: 197.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage









FLOOR PLAN

14 Hoskin Way, Baldivis