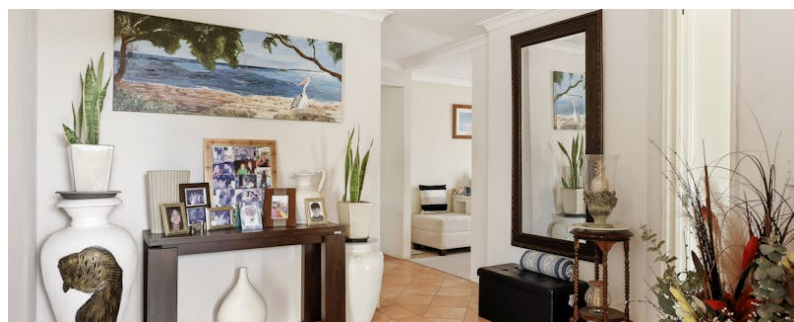




61 Huxtable Terrace, BALDIVIS, WA 6171

SPACIOUS FAMILY LIVING WITHIN THE SOUGHT AFTER SETTLERS HILLS ESTATE

Set upon a spacious and expertly landscaped 789sqm* block within the sought after Settlers Hills Estate, this absolutely fantastic property combines generous family living with complete comfort throughout.

The street appeal is immediate with the lush front garden offering a striking effect, while once inside you find a huge 234sqm* of living space, with 4 bedrooms and 2 fully equipped bathrooms included. The master suite is positioned to the front of the home, with a formal lounge directly opposite for relaxation, while a dedicated study or home office provides a flexibility to the floorplan, with functional living the main priority. Your three further bedrooms are all well-spaced for the children or guests to enjoy, with the main bathroom centrally placed for convenience of use.

While your family hub ensures a sizeable design and a multitude of layouts within, including casual meals, formal dining and a living or games area sunken to the rear, with the open plan kitchen positioned as the heart of the space and an ideal setting to gather. Moving outside and a large alfresco provides a premium position to entertain, with views across the sensational garden beyond, including established palm trees, plenty of lawn, and a feature pond as the standout.

TYPE: For Sale

INTERNET ID: 300P195407

SALE DETAILS

Offers From \$1,050,000

CONTACT DETAILS

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

Adam Dineley
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Surrounded by quality homes, this much-loved location offers a family orientated appeal and a laid back lifestyle given its proximity to all the daily essentials. A choice of parkland sits in all directions, with greenspace, play equipment and sporting facilities on offer, with both schooling and childcare easily within reach. While the local retail precinct offers a popular café and deli, with the fully stocked Stockland Shopping Centre just a little further, along with straightforward links to rail, bus and road connections for those with a commute.

Features of the home include:

- Generous master suite, with views across the front garden, soft carpet to the floor and an effective reverse cycle air conditioning unit, with the ensuite equipped with an elevated corner bath, a shower enclosure and vanity with storage
- Three further fantastic bedrooms, with carpet underfoot, built-in robes for storage and reverse cycle air conditioning for comfort
- Main family bathroom with a bath, shower enclosure and vanity
- Separate laundry with both cabinetry and counterspace, and direct exterior access
- Open plan kitchen with sweeping benchtops, extensive cabinetry and quality in-built appliances including a stainless-steel wall oven and gas cooktop, with a freestanding island for gathering around
- Flexible family living area, with room for both a casual meals option and a formal dining space, or a relaxing lounge to create an integrated flow, with tiled flooring and sliding doors to the alfresco for seamless access between
- Sunken lounge or games area to the rear of the residence, also tiled to the floor with another reverse cycle air conditioning unit and direct patio access
- Formal lounge to the left of entry, with carpeted flooring, a large window for natural light and an open flow to the further living options beyond
- Dedicated home office or study, ideal as a work from home solution
- Tiled foyer beyond the dual front doors for a grand entry within
- Spacious alfresco for outdoor entertaining, with paved flooring and sweeping views across the garden
- Multi-level backyard with lawned areas, tropical palms and manicured plant life throughout, with a large fishpond as the centerpiece providing an exclusive and private haven in which to relax
- Shaded portico on entry to the home
- Lawned front garden with an extensive array of greenery and plant life, including soaring palms and elevated beds throughout
- Garden shed for storage
- Double remote garage with a paved driveway before hand

Built in 2000, this inviting and spacious residence ensures cohesive family living across a range of comfortable spaces to both the inside and out, with the gardens intricately created to ensure your own slice of paradise and complete relaxation for all. The location is a true standout, with the established and popular suburb a firm favourite with families given its central location close to schooling, shopping and parkland, with professionals and investors equally interested for its convenient travel access.

Contact Adam Dineley today on 0450 217 206 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.

- Bedrooms: 4
- Bathrooms: 2
- Double garage











FLOOR PLAN

61 Huxtable Terrace, Baldivis