



## 1 Pantheon Road, BALDIVIS, WA 6171

### PREMIUM PARK FACING POSITION WITH CAREFREE COMFORT THROUGHOUT

Overflowing with appeal, this delightful family residence occupies a well-spaced corner standing to directly face an inviting parkland, creating an attractive setting that is sure to interest many. The floorplan follows a classic design that sees the spacious master suite to the front of the home, with your further three bedrooms and family bathroom contained together toward the rear, allowing peace and quiet for all. Your living options include a designated theatre room or formal lounge, with your casual open plan zone further within, including space for both living and dining around the contemporary kitchen. Your gardens offer a landscaped design that ensure a minimal upkeep theme to both the front and back, with a secluded patio for entertaining, while the front of the property is instantly engaging, with a double garage for the vehicles and that enviable parkland vista to enjoy.

Placed within the popular and community minded Spires Private Estate, you are easily within walking distance of the recently created Stargate Shopping Precinct, with dining options and supermarket facilities included, while the much-loved Spud Shed is a quick trip in the other direction. A choice of parkland, including that fantastic option across the road, surrounds the home allowing for plenty of space to play or enjoy a casual stroll, with the Baldivis Nature Reserve easily within reach, while schooling and childcare are readily on hand for a family appeal. And for those with daily travel to the surrounds or further afield, the Kwinana Freeway is accessed nearby, with public transport links for connectivity.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P196483

#### SALE DETAILS

**Offers From \$899,000**

#### CONTACT DETAILS

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

**Bianca McKenzie**  
0422864960

Features of the home include:

- Extremely generous master suite to the front of the home, with a walk-in robe, tv point and an ensuite with a large dual vanity, shower enclosure and WC
- Three fantastic further bedrooms, all with double built-in robes for storage
- Family bathroom with a shower enclosure, bath and vanity, plus a private WC
- Dedicated laundry with a walk-in linen closet including pull out draws and direct exterior access
- Well-appointed kitchen, with stone benchtops, extensive modern cabinetry incl pull out draws, in-built 900mm\* appliances including an oven and gas cooktop, with recesses for the fridge, dishwasher and microwave and a sweeping island bench for gathering friends or grabbing a quick bite
- Large open entrance into the living area with glass double doors that can be closed for privacy
- Light and bright living and dining area, with an open plan flow and sliding doors directly to the rear patio
- Separate theatre room toward the front of the home, creating a peaceful space to enjoy with family
- Welcoming entry hallway, with security screening to the front door and handy shoppers access from the garage
- Carpet to the bedrooms and theatre, with tiling to the remainder
- Ducted air conditioning throughout
- Under roof alfresco within the rear garden, ensuring continuous living across the interior and out, with paved flooring that wraps around the residence for access
- Beautifully maintained backyard, with an abundance of greenery to the fenceline for easy upkeep throughout
- Striking front facade with red brick accents for instant appeal, and a sheltered portico for entry within
- All doors and windows have Crimsafe security screens
- Lush green lawn and established hedging to the front garden
- Solar panel system to aid in energy savings
- Double remote garage with a paved driveway for additional parking potential

Built in 2018\*, set upon a 432sqm\* block with 182sqm\* internally, this carefully created and expertly maintained residence offers a welcoming and move-in ready presentation, with the easy care design ensuring maximum relaxation throughout. The location speaks for itself, with that incredible parkland outlook, extensive greenspace to enjoy and complete convenience within walking distance, while the central setting offers seamless access to the wider suburb and further afield.

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 432.00 square metres
- Building Area: 182.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage







