

# 1 Fratton Place, Baldivis, WA 6171



## Sold House

Thursday, 11 April 2024

1 Fratton Place, Baldivis, WA 6171

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 608 m2

Type: House



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**\$1,075,000**

This incredible multi-level property occupies a premium corner position in the highly sought after Highbury Park Estate, ensuring full use of the 608sqm\* block, with a rear yard made for relaxation incorporating a variety of added extras including a sparkling below ground pool, spacious alfresco and luscious lawns. While inside the home, you have a lower level dedicated to family time or entertaining, with your open plan living, dining and kitchen, plus a separate theatre room, study and formal lounge or 6th/guest bedroom, leaving upstairs to the sanctuary like sleeping quarters, with the spacious master suite, and 4 remaining bedrooms all positioned. And if that wasn't enough, the double garage offers roller door access to the rear yard, with a dedicated storeroom within, only enhancing the care and consideration that flows through every aspect of this property's unique design. Positioned just a few steps from your choice of parkland, with the tranquil Villa Park Reserve placed at the end of the peaceful cul-de-sac, your elevated position enjoys uninterrupted views across the greenspace and bushland that sits beyond, with your location primed for convenience, with both Stocklands Shopping Centre and Baldivis Square just minutes away and overflowing with retail, dining and recreation options, plus quality schooling and childcare, and easy freeway access making this a popular position to call home for a range of buyers.

Features of the home include:-UPPER LEVEL:- Generous master suite, with sliding door access to the balcony and those sweeping views, with a cooling ceiling fan, walk-in robe and ensuite with an extended vanity, glass shower enclosure and private WC- Four further bedrooms, all well-spaced, with built-in sliding door robes and effective ceiling fans, with bedroom 2 positioned to the front for added balcony access - Central family bathroom with a bath, shower enclosure and vanity, with a separate WC- Spacious balcony with endless views to the tree line beyond - Soft carpeting throughout the entire level LOWER LEVEL: - Modern corner kitchen, with extensive cabinetry including both upper and lower storage, in-built 900mm\* oven, gas cooktop and rangehood, corner pantry, dedicated fridge recess and a sweeping breakfast bar with seating - Zoned living and dining areas that border both the kitchen and alfresco for seamless entertaining, with a reverse cycle air conditioning unit and overhead fan for year round comfort - Dedicated theatre room, with another ceiling fan and downlighting - Separate study at the front of the home- Formal lounge, activity room or guest bedroom, set at the front of the property with another effective reverse cycle air conditioning unit - Laundry with built-in cabinetry and bench space, and direct garden access - 3rd powder room for guests - Tiling to the kitchen and dining area, with carpet to the remainder - Double door entry to a grand tiled hallway - Carpeted stairway to the upper level EXTERIOR:- Sheltered alfresco, with feature recessed ceiling, downlighting and overhead fan - Glistening below ground pool, with glass fencing and plenty of surrounding area to entertain or relax - Low maintenance gardens with established tropical plantings - Sensational street appeal with a striking front façade, lawned and fenced gardens - Double remote garage with roller door access to the rear, and a dedicated storeroom or workshop to the side Built in 2010\* this absolutely wonderful property offers a quality yet thoughtful design, with a family orientated floorplan that spans two levels and provides flexibility in its use, with space and comfort for all. And with its inviting gardens enabling complete relaxation or lively entertaining, you have everything you could possibly need, with a convenient and central location completing the package. A must view, contact Bianca on 0422 864 960 today. 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.