

13 Manor Approach, Baldivis, WA 6171

House For Sale

Tuesday, 19 March 2024

13 Manor Approach, Baldivis, WA 6171

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Area: 3000 m2

Type: House



Paul Brookes
1300243629



Sara Walker
0450022808

SECLUDED SANCTUARY LIFESTYLE

Auction Location: On-Line* To be sold via "Openn Negotiation FLEXIBLE online AUCTION.* Log onto www.openn.com for all the information. Contact Paul or Sara to find out how to easily qualify to bid. Approved bidders only. Final bidding stage: Sunday 7th April @ 5:00pm (UNLESS SOLD PRIOR) Embark on a journey to a serene and welcoming residence located in the esteemed Sherwood estate. This magnificent home is a true gem, offering a delightful mix of semi-rural charm and modern comfort. It's a haven for families who cherish having ample space, value their privacy, and desire a strong connection with the natural world around them. The property provides a peaceful and picturesque setting ideal for quiet family life and entertaining guests. Discover a lifestyle that combines the best of country living with contemporary design conveniences, creating a perfect sanctuary for those seeking to escape the daily hustle while enjoying easy access to local amenities. Property Highlights:-

- Master Bedroom:** This spacious master bedroom is a true sanctuary, offering ample room for relaxation and unwinding, complemented by a sense of privacy that makes it the perfect retreat at the end of the day.
- Bedrooms:** Alongside the master, three additional bedrooms provide generous space for family or guests. Each room is designed with comfort and individual privacy in mind, supported by modern and well-appointed bathrooms.
- Kitchen:** The kitchen is a focal point of the home, featuring a large stone island benchtop and a gas cooktop. It's part of an expansive open-plan area that serves as the heart of the home, ideal for culinary adventures, family meals, and entertaining guests.
- Theatre Room:** Designed for entertainment and relaxation, the theatre room, with its large French doors, offers a secluded space for movie nights, providing a cinema-like experience within the comfort of your home.
- Outdoor Alfresco and Pool Area:** The home's outdoor area is a highlight, featuring alfresco space and a sizable pool with a Bali gazebo. It's an idyllic setting for entertaining, relaxing, or enjoying the sunshine, designed to complement the home's serene environment.
- Workshop:** A substantial powered workshop in the backyard provides ample space for the avid hobbyist. It's a versatile addition that adds to the home's practicality, perfect for hobbies, storage, or as a workspace for projects.

Located in the peaceful Sherwood estate, this home offers a serene retreat within a cul-de-sac, balancing seclusion with easy access to nearby amenities in Baldivis and Rockingham. It's a lifestyle haven, providing a perfect blend of spacious, modern living and a stunning natural environment for creating lasting memories and enjoying a harmonious life. Zoned: SP.RES - Special Residential For prompt further information including viewing times please contact your "Sell local" agents Paul Brookes on 0408940156 or Sara Walker on 0450022808... Service with a smile. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.