

**13 Portman Parade, Baldivis, WA 6171**

*Elders*

**Sold House**

Monday, 14 August 2023

13 Portman Parade, Baldivis, WA 6171

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 585 m2**

**Type: House**



Brett Hancock  
0415151775

**\$620,000**

This incredible family home has been carefully planned to utilize every inch of its 585sqm\* block, with a partially enclosed front yard that flows through a gated side entry to the fully fenced rear garden, generously proportioned living both inside and out and a super central location close to schooling and parks, this wonderful home offers it all. Internally, you have 208sqm\* of living incorporating a spacious master suite, two further great sized bedrooms, a large theatre room and an oversized open plan living area with kitchen, dining and lounge leading out to the covered alfresco. Positioned just moments from Makybe Rise primary school, a variety of childcare facilities and the popular Baldivis Square with its handy IGA and dining options, you are well placed for convenient family living, plus there's a choice of parkland, Stocklands shopping centre and easy access to the freeway and public transport links ensuring this an appealing option for a variety of buyers. Features of the home include:- Generous master suite at the front of the home, with Hamptons style shutters to the windows, reverse cycle air conditioning unit for comfort, walk-in robe and ensuite with dual vanity, walk-in shower and WC - Two further queen-sized bedrooms, both with built in robes and one with semi-ensuite access to the family bathroom and the other a reverse cycle air conditioning unit - Fully equipped main bathroom with extended vanity, bath, shower and separate WC- Centrally placed kitchen with contrasting upper and lower cabinetry, in built wall oven and gas cooktop, scullery with fridge recess and additional storage and a large island bench - Huge open plan living and dining space, flooded with natural light from the extensive windows, with a TV niche, study nook and an effective reverse cycle air conditioning unit - Dedicated theatre room with trayed ceiling and double door entry - Impressive entry hallway with feature lighting - Laundry accessed via the scullery with in-built cabinetry - Quality flooring options throughout, with either down or pendant lighting - Substantial undercover alfresco area, with paving that extends around the home providing the perfect spot to BBQ - Low maintenance artificial lawned gardens to the front and back, bordered with established plant life and with gated side access to allow free flow between the two- Gated, paved area with garden shed and garage access - Automated roller shutters to almost all windows and doors for extra peace of mind - Double remote garage This immaculate property offers all the added extras you could need in a home, with quality fittings throughout, multiple living options, manicured gardens and an ultra-convenient location to enjoy, all you have to do is move in. Contact Bernie today on 0433 707 633 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. Buyers Note: 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.