

16 Lancelin Approach, Baldivis, WA 6171



House For Sale

Thursday, 21 March 2024

16 Lancelin Approach, Baldivis, WA 6171

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 590 m2

Type: House



Adam Dineley

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Offers From \$699,000

With parkland across the road, this impressive 4 bedroom, 2 bathroom property combines space, style and location to offer an inviting spot to call home, and with its freshly painted interior adding to its move-in ready appeal, this is sure to be a popular choice with the family or investor looking for both comfort and convenience. Set on a 590sqm* block, the alfresco living is an entertainers dream, with a multitude of options, with covered areas, a built in bar and raised deck all on offer, while the 182sqm* interior overflows with living options with a dedicated theatre room, activity or study space and a vast open plan family zone with kitchen, dining, lounge and games areas to enjoy. Also including a huge dust proof attic conversion for storage with a pull down ladder for access. The reserve opposite provides plenty of greenspace for the children or pets to roam, whilst the extensive Karridale Reserve sits a few steps further with meandering walkways and playground facilities on offer, plus the Sheoak Grove Primary School and local childcare centre are easily reached to ensure complete family focused living. Stocklands shopping centre and surrounding dining and entertainment outlets are a quick drive away, as is freeway access and Warnbro train station, making any commute seamless and this an extremely appealing location to all. Features of the home include:- Master bedroom at the front of the home, spacious in size, with feature wooden paneling, a cooling ceiling fan, timber effect flooring, plus dual walk-in robes and an ensuite with a twin shower, vanity and private WC- Three further bedrooms, all of a good size, with carpeted flooring and built-in robes - Main bathroom, centrally placed with a shower enclosure, vanity and bath, with a separate WC- Laundry with plentiful in-built cabinetry and direct garden access - Contemporary kitchen with the full height black subway tiling a standout design feature, with an in-built stainless-steel oven, gas cooktop and rangehood, ample cabinetry and a freestanding island bench for casual dining - Substantial open plan living, dining and games areas that are all carefully zoned around the kitchen, ensuring it oversees all, with tiling to the floor, an effective ceiling fan and industrial brick design - Dedicated home theatre at the front of the property, with dual sliding doors to create a cosy interior, with dark paintwork and soft carpets - Activity area or home office space between the minor bedrooms, with tiled flooring - Double door entry into a spacious tiled foyer - Ducted air conditioning throughout - Freshly painted interior - Under roof alfresco area that extends to an epic gabled roof section, with paved flooring, a built-in bar and bench seating, plus a dedicated border of tropical greenery - Elevated timber decked platform, with its own pitched roof gazebo offering another spot to sit and relax - Rear yard with lawn, a large garden shed and sectioned off paved area for laundry - Front garden with yet more tropical plantings to provide a sheltered entry to the home - Solar panel system- Double remote garage with roller door to the rear garden - Huge dust proof attic conversion space for storage with a pull down ladder for access. Built in 2009 and made for entertaining, this superb property offers a range of indoor and outdoor living that would suit even the largest of families, with a continuous flow between areas from the cohesive floorplan and a seamless transition between the interior and gardens, whilst all perfectly positioned for laid back family life. 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.