

**19 Territory Crescent, Baldivis, WA 6171**

**Harcourts**

**Sold House**

Friday, 5 April 2024

19 Territory Crescent, Baldivis, WA 6171

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 554 m2**

**Type: House**



Peter Padovan

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**\$690,000**

I am delighted to introduce this most impressive property to the market. 19 Territory Crescent sits on a very manageable 554m<sup>2</sup> block and every inch of the property – house and gardens, are perfectly and beautifully presented and maintained to a very high standard. With only 1 owner, this purpose built property has clearly been loved from the very start. The attention to detail is amazing. The home features a huge master bedroom and 3 sizable family bedrooms, 2 beautiful bathrooms, a home theatre, a very expansive family, dining and games area overlooking and opening to the outdoor living and entertainment areas, an adjoining and very spacious, well equipped chef's kitchen. The use of quality fixtures and fittings, the warm neutral decor and the many extra storage options the home provides will impress even the most discerning buyer. But most importantly is the very impressive list of Bonus Extras that are included with this sale (listed below). Outside is equally impressive. The front and rear yards are as neat as a pin and extremely low maintenance. Sell off your lawn mower, edger and whipper-snipper – they will not be needed here! And forget those large water bills – this garden needs only minimal water but still looks amazing. Large reticulated pot plants and raised herb garden are automatically drip or small sprinkler fed. Bringing added colour and texture to the gardens are the coloured stone border garden beds housing the pot plants in the rear yard. The contrasting pebble footpaths with feature stepping stones and limestone concrete areas, all contrast beautifully with the astro turf. Because it all largely maintains itself, you will have plenty of time to sit under the patio or in the spa enjoying the view. Note: "For a video walk through text Peter Padovan on 'WhatsApp' 0414 985 256 and nominate the property address." Bonus Features: -? Panasonic Inverter reverse cycle Ducted Air Conditioning -? 1-zone Air Management Controller for the air-con (8 Zones + 10 Outlets) -? Cyclone Monsoon 103 Jet Heated 6 seater Spa + Approved Safety Fencing -? Ducted Vacuum To Entire Home -? Freshly Painted Interior And Façade -? 16 Electric Security Shutters To Home -? NEW Motor To Garage Door -? Soft Close Doors To All Cabinetry In Kitchen, Bathrooms + Laundry. -? NEW Floor Tiles To Ensuite + Bathroom. NEW Shower Screen To Ensuite -? 2 NEW WC's -? Exposed aggregate Driveway And Path To The Front and Portico (no ants) -? Astro Turf To Front And Rear Yards (no mowing) -? Auto Drip + Small Spray Retic To All Pot Plants Which Are Included (no hand watering) -? 31 Course Ceilings To Foyer, Office, Living Areas, Kitchen + Master Bedroom -? Gas Hot Water system Features of the Home: -? Enter from the front portico through double (triple lock) mesh security doors to the foyer. -? Office/Study - overlooks the front of the home and opens from the foyer -? Theatre - is positioned at the front of the home and features a double door entry from the foyer, a bulkhead, TV point and extra blank conduit. -? Family, Dining + Games - are accessed via double doors from the foyer. These defined but open and adjoining areas are also open plan to the kitchen. This expansive area overlooks and opens to the patio, spa and outdoor living and entertainment areas. The family area includes a TV point and is centrally located. It adjoins the dining area which is placed between the kitchen and games areas. The games room also includes 4 large, floor to ceiling, very handy storage cupboards -? Kitchen - is simply amazing. A spacious chefs kitchen featuring quality stainless ILVE 900 under bench fan forced electric oven, 5 burner gas hob and rangehood, generous walk in pantry, large double fridge recess, microwave recess, ample cabinetry and preparation space and the added bonus of a TV point. -? Master Bedroom - is super king sized and opens from the foyer. It features a large window and sliding door opening to the side of the home, security shutter, walk in robe, 5 door mirrored wardrobes and a TV point -? Ensuite - includes a double vanity with extra storage, oversized shower with NEW tinted screen, NEW floor tiles and NEW WC -? Bedroom 2, 3 + 4 - are situated in the family wing of the home and all include security shutters and robes. Bedroom 2 has a single robe, 3 has a walk in robe and 4 includes a single robe and 2 mirrored robes/storage cupboards. -? Bathroom - with NEW floor tiles, separate shower, bath and vanity with storage -? Laundry - opens to the side of the home and separate clothes line area. It features an appliance cupboard, under bench cabinetry and clothes hamper space, bench top and glass splash back. Separate NEW WC. Walk in linen cupboard is located in the hallway -? Outdoor Features: Front: -? Double Garage - with NEW auto door motor. -? Driveway/Path/Portico - is all aggregate (no ants no weeds) -? Garden - Astro Turf lawned area (no mowing) -? Parking - there is driveway parking for 2 extra vehicles -? Verge Parking - white stone area on multiple layers of anti weed mesh (no weeding) Rear: The rear yard is very private and includes a feature stone rear retaining wall as a back drop. -? Patio - is a sizable colour bond structure with a TV point and non heat absorbing limestone concrete slab flooring. -? Spa - There is also a Cyclone Monsoon 103 Jet Heated 6 Seater Spa complete with legal fencing – perfect for year round use for the entire family. A cosy and warming haven during the cooler months and a refreshing and cooling retreat during the warmer months and BBQ's or outdoor dinner parties. -? Gardens - are simple and very low maintenance. Astro Turf (no mowing) contrasts beautifully with the coloured stone

border gardens featuring large reticulated pot plants – one of which has sentimental value and will not be included. Wall garden and arbour are also not included. Raised herb garden to the side is included. Stone walkways to both sides with feature stepping stones and limestone concrete slab areas complete the picture. -?Garden Shed - app 3m x 3m colour bond shed with double doors, opening outwards for easy access

Locations: 19 Territory Crescent is centrally and very conveniently located within only minutes of the most frequented local services, amenities and attractions -?Bimbi Early Learning Centre - 3 minute drive -?Baldivis Pre Kindy - 3 minute drive -?Hearts and Minds Early Learning - 3 minute drive -?Tuart Rise Primary School – K-6 - 2 minute drive -?Pine View Primary School – K-6 - 3 minute drive -?Makybe Rise Primary School – K-6 - 3 minute drive -?Tranby College – PP-12 - 4 minute drive -?Ridge View Secondary College – 7-9 - 5 minute drive -?Baldivis Secondary College – 7-12 - 5 minute drive -?Stocklands Shopping Centre - 5 minute drive -?Neighbourhood Shopping Centre + IGA - 2 minute drive -?Overton Lane Reserve + Play Equipment, Open Lawned Areas, Shade Trees, Covered Sitting Areas And A Bridge Over The Low Lands - 1 minute drive - 5 minute WALK -?Baldivis Vet Hospital - 5 minute drive -?Freeway Ramps - 5 minute drive

Given its central and convenient location, the very impressive list of Bonus Extras, its stunning and extremely low maintenance front and rear yards, its quality fixtures and fittings and perfect presentation - it is clear that 19 Territory Crescent will create a lot of interest in the marketplace and is expected to sell quickly. To avoid disappointment, put 19 Territory Crescent at the top of your 'Must See List' and be first to visit the Home Open so you don't miss your opportunity to 'Make It Your Own' You are always welcome to contact 'Peter Padovan - 0414 985 256' if you would like further information regarding this very impressive property.