

# 2 Maddelena Ramble, Baldivis, WA 6171

**Professionals**

## House For Sale

Saturday, 11 November 2023

2 Maddelena Ramble, Baldivis, WA 6171

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 646 m2**

**Type: House**



Sally Ackerley

0401346644

## Low to mid \$600,000

Positioned back from the street you have the rare benefit of spacious gardens to both the front and back of the property, all expertly maintained and overflowing with greenery to offer plenty of room for quiet relaxation or entertaining within your peaceful haven, and all just moments from a range of daily conveniences. The 646sqm block offers a carefully designed home with 188sqm internally comprising of 4 generous bedrooms, 2 bathrooms, formal living to the front of the residence and an open plan family kitchen, dining, living and games to the rear. Sitting in the sought after Settlers Hills Estate, you are perfectly placed for relaxed family living with an endless array of parkland and play equipment in all directions, you have a choice of quality schooling and childcare facilities within walking distance, the local shopping precinct with its handy deli and café just a few steps from home, with the larger fully equipped Stocklands Shopping Centre just a little further, and with easy freeway and public transport access, you couldn't pick a better spot to call home. Features of the home include:- Oversized master suite at the front of the home, with striking timber effect flooring, sweeping windows that allow the light to flood in, a split system air conditioning unit, walk-in robe and ensuite with shower, vanity and WC- Three further great sized bedrooms, all with carpeted flooring and built-in robes - Main bathroom with bath, shower and vanity, with a private WC and laundry with direct access to the exterior - Central kitchen in the heart of the home, with sweeping benchtops and a breakfast bar for casual dining, in-built wall oven and gas cooktop, dual drawer dishwasher and plenty of cabinetry, including a walk-in pantry - Open plan family living and dining, with a semi-separate games area, plus another effective split system air conditioning unit, neutral tiling throughout and sliding door access to the alfresco - Formal living and dining to the front of the home, with the option for use as a secondary lounge, activity area or study given its size, positioning and soft carpet under foot - Undercover alfresco area with brick paving that runs along the side and back of the home, easily accessed via the carport - Lawned rear yard with established garden beds brimming with plant life and shady trees, with a hidden garden shed for stowage- Sensational front gardens with lawn, trees and manicured beds, lovingly cared for over the years to provide a simply stunning street appeal - Extended driveway leading to a double undercover carport with shoppers entry into the kitchen This 1999 built property offers a versatile layout to provide flexibility to suit your family's needs, with a choice of living areas, peaceful sleeping quarters and extensive gardens providing much needed tranquility, all positioned in an ultra-convenient setting, and ensuring its appeal to families and investors alike. Contact Sally Ackerley on 0401 346 644 today to arrange your viewing. 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.