

**23 Bramall Terrace, Baldivis, WA 6171**



**Sold House**

Wednesday, 21 February 2024

23 Bramall Terrace, Baldivis, WA 6171

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 500 m2**

**Type: House**



Bernie Egan  
0895914999

**\$640,000**

Positioned for convenience and designed for comfort, this neat and tidy property sits just moments from the popular Baldivis Square complex, childcare facilities and schooling, making it an ideal family home for those seeking laid back life, with all you could possibly need just a short stroll away. Sitting on a 500sqm\* block, the low maintenance gardens offer sheltered alfresco dining, while inside you have 170sqm\* with four generous bedrooms, two fully equipped bathrooms, a home office or 5th bedroom, dedicated theatre room and a spacious open plan living zone with lounge area, dining and modern kitchen to enjoy. The Bramall Reserve parkland sits just a few steps from home, with your front outlook offering shady trees that line the oval opposite, with the Makybe Rise Primary School, a range of childcare facilities, medical practice's, cafes and the local IGA all a quick walk away, ensuring a seamless school run each and every morning, and all the essentials easily on hand. Stocklands Shopping Centre sits a little further with its plentiful retail and dining options, with freeway access and public transport links readily available, making this a premium position to call home for a range of buyers including families and investors. Features of the home include:- Master bedroom to the front of the home with soft carpet to the flooring, plenty of natural light, a large walk-in robe and ensuite with extended vanity, shower enclosure and private WC- Three further minor bedrooms, all well-spaced with carpeted flooring and built-in robes - Separate home office or 5th bedroom, with carpet to the floor- Main bathroom with bath, shower enclosure and vanity, with a separate WC- Sizeable laundry with a full height sliding door linen closet - Contemporary kitchen with stone benchtops, in-built stainless-steel appliances, ample crisp white cabinetry including a double door pantry, double fridge recess and a breakfast bar, perfect for grabbing a meal on the go - Open plan family living and dining space, with tiled flooring and sliding door access to the alfresco for seamless indoor to outdoor living, with French doors from the hallway allowing the room to be closed off from the rest of the residence for absolute comfort - Generous theatre room, with more soft carpet and dual door entry - Tiled entry hallway with downlighting and garage access - Ducted air conditioning throughout - Underroof alfresco area with paving that extends down the entire side of the property to a side gate, offering unlimited entertaining options - Lawned rear garden, fully fenced with extra height panels for complete privacy - Lawned front yard with a picturesque tree and established gardens - Double remote garage with entry to the rear garden Built in 2012, this fantastic property offers executive style living in an enviable family focused setting, with an endless array of living options for even the largest of families, substantial easy-care gardens and all the necessities needed for daily life. 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.\*All measurements and distances are approximate only and marked with an (\*Asterix). Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their due diligence before entering into an offer.