

**26 Sibley Ramble, Baldivis, WA 6171**

**House For Sale**

Wednesday, 12 June 2024

**Harcourts**

26 Sibley Ramble, Baldivis, WA 6171

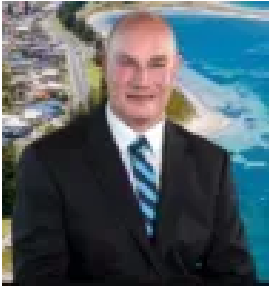
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 730 m2**

**Type: House**



David Dennett  
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## Offers From \$779,000

Located in the heart of the sought after Settlers Hills Estate this 162m<sup>2</sup> home is well suited to families or individuals with a practical design and layout and positioned perfectly on a large 730m<sup>2</sup> block. Boasting a captivating inground pool, perfect for unwinding on warm summer days, and a generously sized gable Colorbond patio, this property offers ample space for entertaining large gatherings of family and friends. An auto double lock-up garage provides direct access to a powered 6m x 4m workshop, ideal for DIY enthusiasts or those requiring additional storage space. Built in 1999, this charming family home offers multiple living areas, including a separate enclosed lounge/media room, and a spacious, open-plan family, meals area, and kitchen complete with reverse cycle air conditioning or alternatively get extra cozy with the wood heater. Large windows permit lots of natural light and a view to the rear garden and pool area. Food preparation is a breeze in the classic country-style kitchen, equipped with modern amenities such as a 900mm freestanding gas oven and rangehood, ample bench space, storage including a 2-door pantry and overhead cupboards, plus a dishwasher. The master bedroom features an ensuite and walk-in robe, while two minor bedrooms comfortably accommodate queen-sized beds and the third minor bedroom is double in size. Each bedroom is equipped with a split-system air conditioner and built-in robes.

- Bonus, cost saving Solar Panels
- Approx 1.5km to Stockland Shopping Centre, Medical Centres, Restaurants & Food Outlets
- A choice of Primary and High Schools, public and private.
- 4.3km to Warnbro Railway Station
- 3 km to Kwinana Freeway
- Approx 40 minutes to Perth CBD

For further information or to arrange a private inspection, contact David Dennett on 0417 957 540.