

3 Manor Approach, Baldivis, WA 6171



House For Sale

Friday, 17 May 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 3058 m2

Type: House



Elsie Corby
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Offers over \$1,250,000

Ray White Rockingham Baldivis is excited to present this elegant 4 bedroom, 2 bathroom family home with over 255sqm of living space. Sitting on a 3058sqm block in the sought after Sherwood estate, this home is ready and waiting for you to make it your own. Two separate living areas include an enclosed theatre/lounge room with a stylish gas fireplace and mantle as the focal point, as well as an open plan casual living space. Both areas have striking feature ceilings. The freeform entertaining space is overlooked by a well designed kitchen boasting stone benchtops, a H'a'fele oven and integrated microwave, dishwasher and ample storage and bench space. The living area flows out to a large gabled patio with a built in BBQ and a plumbed outdoor kitchen. Also outside is an extensive pool area with its own thatched gazebo. Heading back inside, the enormous primary suite features a walk in robe and luxurious ensuite with corner bath, oversized shower, dual basin vanity and a WC. Enjoy a touch of decadence with a feature ceiling and chandelier. The secondary bedrooms are also generously sized with built in robes. The main bathroom is semi-ensuite to the largest of the secondary bedrooms and is a split configuration for added convenience. Keep comfortable all year around with ducted reverse cycle air conditioning as well as a cozy wood burning fire in the family room. An added bonus is double glazed windows to keep the interior quiet as well as maintaining a comfortable ambient temperature. The property has lush lawns and gardens with mature trees adding to the sense of privacy. A bore and reticulation system will keep everything green all year around. A large garden shed provides for your storage needs and there is extensive hardstand parking for a boat or caravan. Located close to a choice of parks, schools and lifestyle amenities. A few minutes in the car will have you at the bustling heart of Baldivis with the Stockland shopping, retail and dining precinct. Public transport runs along an adjacent street and will take you to the Warnbro Train Station where its a short 35 minute journey to the CBD. Easy access to the freeway also makes getting around simple. This lovely home is deserving of your attention, so call now to find out more. Why wait ? House plan available on request.