

**31 Coates Avenue, Baldivis, WA 6171**



**Sold House**

Friday, 6 October 2023

31 Coates Avenue, Baldivis, WA 6171

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 606 m<sup>2</sup>

Type: House

**\$721,000**

Sensational from first view, the immaculate street appeal this home offers is felt the moment you arrive, with its manicured front garden with private seating area that offers one of many spots to sit and enjoy the peaceful surroundings. Inside the home, you have an oversized master suite, three further spacious bedrooms, two bathrooms, a dedicated theatre room and a sweeping open plan living, dining and family area, all overlooked by the well-equipped kitchen and leading out to the decked alfresco and inviting below ground pool, ensuring endless entertaining or family fun for all ages. Located in the hugely popular Settlers Hills Estate, the home sits positioned on a quality street walking distance to all the amenities you could ever need, with incredible parkland, play equipment and BBQ facilities in all directions, and just minutes from home you have both primary and secondary schooling, plus a choice of daycare facilities and both the local shopping precinct and larger Stocklands Shopping Centre with its fully stocked retail and dining facilities to explore. And not to forget its easy access to both Warnbro train station and the freeway, ensuring a smooth commute to the Perth CBD or beyond, and only enhancing this homes appeal with families, professionals and investors. Features of the home include:-- Generous master suite with cooling ceiling fan and sliding door access to a paved courtyard, with walk-in robe and ensuite with extended vanity, shower enclosure and WC- Three further queen-sized bedrooms, all with built in robes - Family bathroom with bath, shower and vanity, with a separate WC and laundry with built-in cabinetry, including both upper and lower storage - Sweeping kitchen, centrally placed within the open plan living to oversee all the action, with stainless-steel appliances, ample cabinetry, feature pendant lighting and a large bench top with the option for seating - Open plan living, with room for family meals, living and a games or activity area, all overlooking the incredible alfresco and pool - Separate theatre room with French door entry - Double front doors that open into the foyer with trayed ceiling for extra height and grandeur - Timber effect flooring to the majority of the home, with carpet to the bedrooms - Ducted air conditioning to the entire property- Downlighting or feature pendant lighting to the main living areas and quality window coverings throughout - Impressive alfresco area with timber decking and gabled roof patio with extended pergola providing multiple uses and areas for family gatherings - Sparkling below ground pool, with limestone paved surround and glass fencing - Manicured garden beds that line the alfresco - Established front garden with lush green lawn and plantings, with seating areas nestled within and a striking portico- Solar panel system - Double remote garage Built in 2005\*, set on a 606sqm\* block with a sizeable 215sqm\* internally, this absolutely incredible property offers a wide range of living areas that flow easily throughout the home before culminating in the resort like rear garden, where your days will provide a peaceful relaxation surrounded by quality finishes and a comforting family orientated layout. A must view, contact Bianca on 0422 864 960 today. 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/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.