

# 33 Lancelin App, Baldivis, WA 6171

## Sold House

Wednesday, 28 February 2024



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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 620 m2**

**Type: House**



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**\$700,000**

Step into luxury living with this impeccably presented family home nestled in a prestigious neighbourhood surrounded by quality residences. Boasting a thoughtfully designed floorplan, this residence offers a seamless blend of style, comfort, and functionality. Highlighted Features: • Expansive 620 sqm block showcasing impressive curb appeal • Inviting double door entry sets the tone for elegance • Crafted by Ventura Homes in 2007, ensuring quality craftsmanship • Smart façade featuring a rendered elevation and charming verandah • Wide frontage complemented by convenient side gate access to a hard stand area and an extra-wide driveway • A separate theatre room provides the perfect ambiance for movie nights, complete with double sliding doors for privacy • Enjoy year-round comfort with ducted evaporative air conditioning • The heart of the home boasts an open-plan living area with a recessed ceiling in the family room • Modern galley-style kitchen exudes sophistication with an island bench, bulkhead, 900mm appliances, and overhead cupboards • Flexibility abounds with a dedicated kids' activity room, ideal for playtime or a home office • Generously sized minor bedrooms all feature built-in robes • Convenient walk-in linen storage • Spacious laundry with built-in bench and storage solutions • Retreat to the tranquil master suite privately positioned at the rear, featuring a hotel-styled ensuite with a luxurious bath, shower, and walk-in robe • The master bedroom offers seamless access to the alfresco area via sliding doors • Entertain in style on the double-sized alfresco, complete with timber decking, overlooking the expansive grassy rear yard • Rarely found large backyard provides ample space for children, pets, and potential future pool installation • Enjoy lush, low-maintenance bore reticulated gardens and a convenient garden shed • Prime location offering easy access to parks, shopping precincts, schools, and the freeway • Don't miss out on this exceptional opportunity! Contact exclusive listing agents Clarissa Alsop and Cass Levitzke for more details. Seize the chance to elevate your lifestyle - schedule your viewing today before this gem is snapped up! Property Code: 313