

**48 Acrasia Road, Baldivis, WA 6171**



**Sold House**

Wednesday, 20 September 2023

48 Acrasia Road, Baldivis, WA 6171

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 544 m2**

**Type: House**

**\$795,000**

Ray White are excited to present this magnificent 4 bedroom, 2 bathroom family home in the prestigious Tuart Ridge estate. Sitting in an elevated position and opposite the park this stunning home is sure to impress. Built in 2015 by Ben Trager Homes, there is no work to do, just move your furniture in. As you enter via a huge door, you get a taste of the quality and style that awaits inside. A home office is located off the entry foyer which is ideal for those who work from home. Follow the entry hall way with its built in custom bookcases through to the enclosed home theatre room. Turn right and you are in the heart of the home with the open plan family and dining space overlooked by a stylish kitchen. Boasting a huge central island with storage and a breakfast bar, double fridge recess, crisp white shaker door cabinetry and subway tiles, dishwasher plus a scullery, this kitchen will please even the fussiest of cooks. Entertaining will be a breeze with the living space flowing out to the protected alfresco. Outside there are lush lawns and the potential to add in side access if desired. An extra wide driveway provides additional space to park vehicles. Back inside, the secondary bedrooms are located on the ground floor and all are generously sized with built in robes. The main bathroom and laundry are also in this zone. Extra high ceilings throughout add to the sense of light and space. Stunning solid walnut flooring is an added bonus. Head upstairs to the upper floor and you have a secondary living space and the primary bedroom suite. The whole floor can become your retreat from the world. The spacious bedroom has a walk in robe and luxurious ensuite with dual basin vanity, shower and a separate WC. The upper floor also has high ceilings and a concrete slab for sound proofing benefits and there is the possibility of further extending the upstairs floorspace if desired. Keep comfortable all year around with ducted reverse cycle air conditioning plus a modern wood burning fireplace in the family room ideal for chilly days. A solar HWS will help keep those power bills down. Located opposite the fabulous Barri Barri park with its playgrounds and tennis courts, plus the enclosed dog exercise area just 50m down the road. The Makybe Rise primary school and Baldivis Square neighborhood shopping, retail and dining precinct are approx 350m away. You can walk the kids to school and pick up a coffee to enjoy on the stroll home. A few minutes in the car will have you at the main Stockland shopping, retail and dining area. Public transport runs along an adjacent street and will take you to the shopping centre, or a bit further afield to the Warnbro Train Station where its a short 35 minute journey to the CBD. Easy access to the freeway makes getting around simple. This gorgeous home is deserving of your attention, so call now to find out more. Why wait ? House plan available on request.