

**6 Ascent Fairway, Baldivis, WA 6171**

*Elders*

**House For Sale**

Tuesday, 19 December 2023

6 Ascent Fairway, Baldivis, WA 6171

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 450 m2**

**Type: House**



David Parlor  
0412734727

## Must Be Sold!

The Openn Negotiation has started. (Openn Negotiation is an auction that is conducted online and allows flexible terms for qualified buyers). The property can sell at any time, contact David Parlor on 0412 734 727 immediately to avoid missing out. This wonderfully proportioned property offers a variety of living space that flows effortlessly throughout the home, providing both formal and informal living, before leading out to a covered alfresco and peaceful garden. Sitting on an elevated 450sqm\* block, you are perfectly placed in a sought-after position with parkland just a few steps from home, while the property itself comprises of 177sqm\* of carefully designed comfort, with a spacious master suite, three further great sized bedrooms, a formal lounge or secondary living and an open plan family room with kitchen, dining and living wrapped around the patio and ready to entertain. Features of the home include:- Centrally placed kitchen with sweeping wraparound bench space and cabinetry, a walk-in corner pantry, in-built stainless-steel 900mm oven, gas cooktop and rangehood, fridge recess and breakfast bar for gathering around - Zoned living and dining areas positioned around the outdoor living, with timber laminate flooring, ample natural light and sliding door access to the rear garden - Formal lounge towards the front of the home, with an open design to allow an easy flow between spaces, with soft carpet to the floor and a darkened paintwork to create excellent movie viewing conditions - Charming master suite at the front of the residence, with views across the garden, a cooling overhead fan and soft carpet underfoot, plus a walk-in robe and ensuite with shower enclosure, vanity and WC- Three generous minor bedrooms, all with built-in robes and carpet - Fully equipped main bathroom with bath, shower, vanity and separate WC- Dedicated laundry behind the kitchen for ease of use, with a walk-in linen closet and direct side access - Ducted reverse cycle air conditioning throughout- Under roof alfresco area with paved flooring, ensuring the outdoor lifestyle is a breeze - Lawned rear yard with a raised corner garden bed, a second paved area and a very handy garden shed - Well maintained front garden with lawn and a border of plant life - 5kW solar system with 17 panels for added efficiency - Alarm system for peace of mind- Double remote garage Built in 2010, this superb family residence sits surrounded by quality homes within walking distance of multiple parks with a range of play equipment and BBQ facilities to make use of, plus the local Makybe Rise Primary School, various childcare centres and Baldivis Square shopping precinct with its IGA and cafes can all be reached by foot, allowing for easy living in a family orientated community. The larger Stocklands Shopping Centre sits just a little further and offers a full variety of retail and dining options, and you have excellent road and public transport links, ensuring those that commute have a seamless journey, and cementing this position as an appealing choice for all buyers from families to professionals and investors alike. Contact David Parlor today on 0412 734 727 to arrange your viewing. 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.