

**8 Burl Way, Baldivis, WA 6171**



**House For Sale**

Saturday, 27 April 2024

8 Burl Way, Baldivis, WA 6171

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 581 m2**

**Type: House**



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## Offers From \$849,000

\*NOTE\* Outside pictures for illustration only, landscaping will be completed in the next week. Positioned within the growing community of Millars Landing, this 2023 built, near new home provides pristine living conditions with an immaculate interior that offers oversized living, quality fixtures and fittings, and a flawless layout that flows throughout the spacious internal options to the covered alfresco at the rear, offering continuous living between indoor and out, while the gardens provide a blank canvas for you to create your own sanctuary to suit your needs. The three minor bedrooms sit to the front of the property, with a dedicated home office and your master suite opposite, leaving the remainder of the home to your living and entertaining, with an exceptional kitchen and scullery, open plan living and dining and a sunken lounge. Walking distance to the popular Steamrail Adventure Playground, you have plenty of greenspace for the children or pets to explore within this family orientated and community focused setting, and with both Baldivis and Wellard within easy reach, you have an endless range of shopping and dining facilities, plus the nearby Spud Shed, ensuring all your day-to-day essentials are easily on hand. Baldivis Primary School is a short 5 minute drive away, with freeway access nearby, along with excellent bus and public transport links, making this an appealing position for a range of buyers. Features of the home include:- Luxury master suite, with dual walk-in robes and an ensuite with freestanding bath, walk-in shower with glass screen, twin vanity with stone top and ample storage, plus a private WC- Three further bedrooms, all spacious in size, with full-height sliding door robes - Contemporary family bathroom, set conveniently between the minor bedrooms, with an oversized vanity with stone top and glass framed shower, with a separate WC - Modern laundry, nestled off the scullery, with direct garden access for ease of use - Sensational kitchen, with an in-built 900mm\* oven, gas cooktop and integrated rangehood, plentiful cabinetry with both upper and lower options, double door pantry, dedicated fridge recess and freestanding island bench with stone top- Scullery with even more stone topped cabinetry, a dishwasher recess and second sink - Open plan family living and dining, set to the rear of the home with sliding door access to the alfresco for seamless entertaining - Sunken theatre room, placed separately from the main living area but with an open design to allow and easy flow between spaces - Home office or study to the front of the property- Large walk-in linen or storage closet - Extensive entry hallway- Timber effect flooring to the main living areas, with soft carpet to the bedrooms, study and theatre room - Ducted air conditioning and downlighting throughout - Alfresco area positioned under the main roof, with paving and downlighting - Fully fenced rear yard, open to possibility and the option to create your dream garden - Double remote garage Set on a 581sqm\* block, with 210sqm\* internally, this inviting family home offers absolute comfort in all areas, with an executive design that provides a high-end finish, convenient location within a community setting, and an opportunity to finish the exterior as best suits your needs, resulting in the complete package and a must view property. Contact Bianca today on 0422 864 960 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.