

**86 Tranby Drive, Baldivis, WA 6171**



**House For Sale**

Thursday, 13 June 2024

86 Tranby Drive, Baldivis, WA 6171

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 618 m2**

**Type: House**



Elsie Corby  
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## Offers over \$899,000

Ray White are excited to present this immaculate 4 bedroom, 2 bathroom plus Study, family home with over 242sqm of living space. Located in the sought after Settlers Hills estate and sitting on a 618sqm block, this property has everything you could want. Multiple living areas include an enclosed theatre room complete with feature fireplace, plus a light, bright, open plan casual living space. Comprised of family and dining areas, this area has high ceilings adding to the sense of spaciousness. Overlooking this zone is a gorgeous kitchen boasting stone look benchtops, dishwasher, a huge walk in pantry and ample bench space. Finished with crisp white cabinetry with a white subway tile backsplash, this kitchen offers timeless elegance. Flowing out from the living space is the protected alfresco area, ideal for entertaining. Extensive paving, a sparkling pool zone, artificial turf and a garden shed all add to the appeal. Heading back inside, the primary suite has a dual walk through robe and ensuite with double shower, dual basin vanity and a separate WC. The secondary bedrooms are also generously sized with all having walk in robes. Both the main bathroom and the ensuite boast full height tiling. The study is located near the entry foyer, ideal for those working from home. It could also be utilised as a fifth bedroom if desired. Keep comfortable all year around with a cosy wood burning fireplace in the family room plus ducted evaporative cooling throughout. A 5Kw solar panel system will help keep the power bills down. Ceiling fans in the primary bedroom, theatre and main living space are an added bonus. Located close to a choice of parks, schools and lifestyle amenities. The Tranby College precinct and Settlers Primary School are approx 600m away. A few minutes in the car will have you at the bustling heart of Baldivis with the Stockland shopping, retail and dining precinct. Public transport runs along an adjacent street and will take you to the Warnbro Train Station where its a short 35 minute journey to the CBD. Easy access to the freeway also makes getting around simple. This lovely home is deserving of your attention, so call now to find out more. Why wait? House plan available on request.