

**1 Clyde Avenue, Baldivis, WA 6171**

**Harcourts**

**House For Sale**

Friday, 12 July 2024

1 Clyde Avenue, Baldivis, WA 6171

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 672 m2**

**Type: House**



Peter Padovan

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## Offers From \$799,000

It is my absolute pleasure to introduce 1 Clyde Avenue to the market. Set on a generous 672m<sup>2</sup> block overlooking Tranby Reserve and only minutes from all the most frequented local services, amenities and attractions. This very impressive and spacious property has been fully renovated over the past 3 years transforming it into a stunning showstopper. Using only quality fixtures and fittings and contemporary decor coupled with a timber accent creating a warm and inviting ambience that extends throughout the home, flowing through to the outdoor living and entertainment areas and gardens beyond. Offering a supersized master bedroom, 3 king sized family bedrooms, a multi use 5th bedroom/nursery/office, theatre, kids hangout zone, amazing kitchen, family and meals area, two beautiful bathrooms and a dream laundry. An overriding feature of the home is the amazing amount of storage space that has been provided throughout. The outdoor living and entertainment areas extend from the rear and to the side of the home. The sizable alfresco area features a timber lined ceiling accented by silkwood lined eaves across the rear and side of the home and the feature timber cladding concealing the side of the workshop. The adjoining patio runs to the side of the home to the juvenile passionfruit arbour and feature cast firepit. There is a sizable lawned area and ample paved spaces for children and pets to securely play. The powered workshop is accessed from the side of the block and has drive through access via roll doors to the rear yard. The colour bond structure includes concrete flooring, fluro lighting, side shelving and benches. "Gentlemen – This Is Your Ultimate Man Cave !!!" Note: "For a video walk through text Peter Padovan on 'WhatsApp' 0414 985 256 and nominate the property address." Bonus Features: - Ducted Air Conditioning to all Living Areas and Bedrooms - Istore – Air to Energy Gas Hot Water – 3 Years Old – Last Serviced April 2024 - Harvey Sourced 15ml Jarrah Hardwood Floors to Hallways, Living Areas and Kitchen, Carpet to Bedrooms and Front Lounge, Tiles to Wet Areas - Tinted Windows + Security Shutters to Lounge, Master Bedroom and Bedroom 3 + 4 - Security Mesh doors to all Exit Doors Including Shoppers Entrance - Silkwood Lined Eaves to Rear and Side - Multiple Generous Storage Options Throughout the Home Features of the Home: - Enter from the front veranda via double security doors to entrance hall. - Front Lounge/Theatre - is a spacious room easily able to accommodate the entire family. Overlooking the front veranda and garden, the room features movie theme wallpaper, a TV point, ceiling fan and built in cabinetry – the first of the many extra storage options this beautiful home provides. - Family/Meals - are open plan to the kitchen with views to the side and overlooking and opening to the alfresco and outdoor living and entertainment areas. The expansive family living area features a ceiling fan and a stunning contemporary fireplace housing a gas log fire heater with a TV recess above. On either side of the fireplace are matching overhead and under bench cabinetry units – more storage - Kitchen - The kitchen overlooks the side juvenile passionfruit arbour with a backdrop of high leafy gum trees. Featuring ample crisp white soft close, overhead and under bench cabinetry which is beautifully contrasted by grey stone look Corian waterfall benchtops and softened by the beautiful Jarrah flooring. The overall effect is simply stunning. Featuring quality appliances Westinghouse electric wall oven with separate grill, 5 burner gas hob, extractor unit with the motor being housed in the ceiling eliminating the fan noise, and a dishwasher. There is also a corner walk in pantry, full double sized fridge and freezer recess, microwave recess, breakfast bar and a shopper's entrance from the garage. - Master Bedroom - is super king sized and overlooks the front gardens and the side. With block out drapes, a ceiling fan and a very generous walk in robe. The soft colour décor creates a spacious and restful retreat - Ensuite - features and oversized shower with a high raindrop shower rose, vanity with double sized basin and varnished timber bench tops. In keeping with the many storage options theme, there is a full bank of overhead mirrored cupboards and a full bank of under bench cabinetry and a WC. - Office/Nursery/5th Bedroom - is located next to the master bedroom – with double door entry, this multi purpose room can easily be repurposed to suit a family's changing needs over time. Family Wing - Bedroom 2 - is a king sized room with a robe and overlooks the side - Bedrooms 3 + 4 - overlook the rear lawn and gardens. Both are king sized with robes and include ceiling fans and TV points - Activity/Teen Hangout - this open space is a similar size to the bedrooms and could easily be repurposed as the family needs change – from play room to study nooks to teenage hang out or whatever works best for your family - Bathroom - has been beautifully updated featuring a separate shower with raindrop rose, vanity with double sized basin and varnished timber bench tops and of course overhead mirrored cupboards and under bench cabinetry. - Separate WC - Laundry - with of course – extra storage. 6 overhead storage cupboards, 3 under bench hamper cupboards and 3 under bench storage cupboards, and a timber folding bench - Linen/Appliance Storage - 3 full height and extra wide, sliding door linen and appliance storage cupboards Outdoor Features Front - Double Garage with shoppers entrance to the kitchen - Parking - Driveway parking for up to 6 vehicles - Small front veranda with foliage privacy screen - Garden - lawned area and raised limestone central garden

and mature shrubs providing privacy to the front of the home-☒Access - there is personal access to the rear on both sides of the homeRear-☒Alfresco - app 5.5m x 4m featuring timber lined ceiling, recessed led lights and ceiling fan-☒Patio - app 4m x 7m colour bond structure adjoins the alfresco creating a very generous covered outdoor entertainment area able to easily cater for extra large numbers. The covered area spills through to the garden and lawned space to the rear and to the open paved area with a cast iron firepit to the side. The cast Iron firepit has been repurposed from discarded WA mining equipment and has excellent heat retaining properties.-☒Workshop - is app 4.5m x 6.5m colour bond structure and is positioned at the rear of the corner block. Roll a doors provide vehicle access from the side and drive through access to the back garden. The workshop features a concrete floor, 6 bay fluoro lighting and side built in shelving and benches. The ultimate Man Cave-☒Gardens - are very low maintenance with a lawn area to the front and raised limestone central garden bed filled with mature and waterwise shrubs. An attractive and effective privacy screen to the front of the home. The rear garden provides plenty of space for children and pets to securely run and play. There is ample paving, covered spaces, a lawned area, a juvenile passionfruit arbour and raised border gardens with mature water wise shrubs -☒Outdoor Shower - is fully plumbed and secluded on the off side of the homeLocations:1 Clyde Avenue is centrally and very conveniently located within only minutes of the most frequented local services, amenities and attractions-☒Buggles Early Learning and Kindy Baldivis - 4 minute drive-☒Bimbi Early Learning Centre - 5 minute drive-☒Green Leaves Early Learning Baldivis - 4 minute drive-☒Settlers Primary School K-6 - 2 minute drive-☒Tuart Rise Primary School K-6 - 5 minute drive-☒Tranby College PP-12 - 2 minute drive-☒Ridge View Secondary School 7-11 - 7 minute drive-☒Baldivis Secondary College 7-12 - 6 minute drive-☒Stockland Shopping Centre - 5 minute drive-☒Settlers Hills Village Centre - 1 minute drive-☒Bunnings Baldivis - 5 minute drive-☒Steele Tree Restaurant - 1 minute drive-☒Baldivis Square + IGA - 5 minute drive-☒Baldivis Sports Centre - 1 minute drive-☒Youth Space - 1 minute drive - 5 minute walk across Tranby Reserve-☒Baldivis Football Club - 1 minute drive-☒Baldivis Vet Hospital - 6 minute drive-☒Warnbro Train Station - 6 minute drive-☒Freeway On/Off Ramps - 6 minute driveIt is clear that 1 Clyde Ave will create a lot of interest in the marketplace and is expected to sell quickly. To avoid disappointment, put 1 Clyde Ave at the top of your 'Must See List' and be first to visit the Home Open so you don't miss your opportunity to 'Make It Your Own'You are always welcome to contact 'Peter Padovan 0414 985 256' if you would like further information regarding this very impressive property.