

**1667 Mandurah Road, Baldivis, WA, 6171**

*Elders*

**House For Sale**

Wednesday, 14 August 2024

1667 Mandurah Road, Baldivis, WA, 6171

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



David Parlor  
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## OUTSTANDING COUNTRY CONVENIENCE ON 7.3 ACRES\* OF ROLLING HILLS AND YOUR VERY OWN VINEYARD

Offering a simply outstanding lifestyle opportunity, this incredible property sits within 7.3 acres\* of rolling hills, established vineyards and peaceful seclusion to offer you the absolute best of both worlds, with complete tranquility positioned hand in hand with total convenience. Located with all the amenities of Secret Harbour and the surrounding suburbs within easy reach, plus the sensational coastline and beaches only a short drive away, and the train station equally close, whisking you to the Perth CBD in around 40 minutes\*, and you have an idyllic country style retreat to enjoy, with all the comforts of city life just moments away.

The home itself is just as breathtaking as the land on which it sits, with 245sqm\* internally and a luxurious design with quality inclusions, a carefully designed floorplan built around family life and uninterrupted views from almost every room. The generous master suite sits separately from the three minor bedrooms, creating a peaceful sanctuary for all, with a central activity space, and a multitude of living areas that include a separate theatre room, spacious lounge, and open plan living and dining around the executive kitchen. Your alfresco sits under the main roof, with spectacular views that seem to never end, offering a premium setting to entertain or relax and enjoy the stunning sunsets, and the ideal opportunity to take in the local wildlife, with kangaroos and plentiful birdlife all regular visitors. And aside from the double garage within the residence, you have a huge workshop, ideal for additional parking or housing the machinery, with power and plumbing in place, and additional living quarters.

Features of the home include:

- Modern kitchen with stone benchtops, extensive storage and cabinetry including a vast walk-in pantry, in-built 900mm\* electric oven, cooktop and rangehood, with an integrated fridge recess and large freestanding island bench with feature pendant lighting
- Open plan family living and dining, with timber laminate flooring, LED downlighting and extensive windows to take full advantage of the wonderful vista on offer
- Zoned lounge room adjacent to main family hub, with plantation shutters to the windows, a reverse cycle air conditioning unit and a continuation of the timber laminate flooring
- Separate theatre room, with a variety of potential uses including a home office, games area or even a 5th bedroom, with soft carpet to the floor and positioned to overlook the alfresco and beyond
- Activity space between the minor bedrooms, substantial in size, with plenty of natural light
- Wide formal entry foyer, with high ceilings and timber laminate flooring that offer a welcoming entry and a glimpse to the standard of living within
- Sweeping master suite set peacefully to the left side of the property, with plush carpet, and plantation shutters to the minor windows leaving the huge central window for uninterrupted viewing across the land, with a large, fitted walk-in robe and ensuite with dual vanity, glass framed shower and WC
- Three further bedrooms, all well-spaced for comfort and furnished with soft carpet underfoot, plantation shutters and built-in double robes
- Central family bathroom, with a glass framed shower, bath and vanity, plus a separate powder room
- Large laundry with a complete wall of full height storage, plus cabinetry and counter space
- Beautiful alfresco, with access to the main living area for seamless entertaining, with paved flooring and an outlook across the vineyards
- Sheltered verandah to the front of the property, offering yet more space to sit and enjoy the tranquility
- Approximate 15m\* x 12m\* workshop, with power and plumbing, plus additional living quarters with a bedroom and bathroom, kitchenette to the main space and endless storage options, with covered parking to the side
- Landscaped lawned gardens surrounding the residence, ideal for the children to safely play nearby, with a wooden cubby house for added fun, and plentiful soaring shade trees
- Extensive and established vineyard
- Designated chook shed
- Bore with reticulation
- 6.5kW\* solar system with 20 panels for efficiency
- Camera system with mobile monitoring

- Fully fenced to the perimeter with gated entry
- Double remote garage

Built in 2015 by Plunkett Homes to the highest of standards, this magnificent property truly does offer the opportunity to live the dream, with shopping, dining and entertainment options just a quick drive away at the local Secret Harbour Shopping Centre, a choice of schooling and childcare facilities within easy reach, and nearby access to both the freeway and train station, ensuring a seamless commute and a lifestyle like no other. The surrounding suburbs cater to coastal living, with stunning beaches and the ocean just a short distance away, with all the delights of your own private slice of country paradise waiting for you at home.

A simply must view, contact David Parlor today on 0412 734 727.