

20 Arpenteur Drive, Baldivis, WA 6171

House For Sale

Wednesday, 17 April 2024

20 Arpenteur Drive, Baldivis, WA 6171

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 807 m2

Type: House



Miles Walton
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Offers Over \$799,000

Miles Walton team from Acton Belle Property Mandurah have the immense pleasure of presenting to the market for the very first time - the epitome of a large lot lifestyle in Baldivis. Supreme quality and scale abounds here in this extensive property situated in the ever-popular Settler's Hills locality on a whopping 802 sqm block which has been built and continually improved by the original owners with meticulous maintenance and nothing spared or left to imagination. The residence Grandly constructed this opulent residence gives a nod to quality workmanship that's stood the test of time, with classical features and an oversupply of living space inside and out, ample storage plus the added comfort of safety with security and electric roller shutters. Seventh heaven for those seeking to maximise their lifestyle - with no less than 7 distinct living areas for you to relish, with something for every member of the family to enjoy at every stage of life. There's no mistaking, this home could feasibly accommodate several families if you compared to the 'standard' homes on offer. You just don't find homes with so much liveability on offer like this one which boasts a study, games room with sliding door access to the patio, family/theatre room, lounge, dining, detached conservatory and an enclosed outdoor kitchen/bbq area. Everywhere you turn there's a surprise in store - the master suite with private ensuite bathroom and separate powder room is positioned with an adjoining study, intimate formal lounge and dining room which leads directly into an enormous kitchen furnished with loads of storage and bench space and a lovely aspect over the alfresco area. Outdoor living The appeal doesn't end with the interior space of this expansive home, the outdoor entertaining amenities are equally significant and fit for every purpose you could conjure. Extensively developed from the front gated side access to the multiple sheds at the rear - here you'll also find a 'conservatory' room equipped with lights, airconditioning and power. The uses for this very unique space are various. Personally I can envision this as the perfect space for celebrating Christmas with family, unwrapping presents in the air con. Central and accessible from the games room an all-embracing, light-filled patio provides an excellent entertaining area in any weather. The adjoining outdoor kitchen area allows for bbq experts to hone their craft in a dedicated space while still being involved in the party on the patio. Two sheds, plus a couple of garden sheds, are serviced by power and lighting - with one very unique setup as an outdoor kitchen with appliances and benches. The second provides excellent storage or workshop space, or both. The mention of the plethora of storage extends to the oversized garage which houses floor-to-ceiling, wall-to-wall cupboard storage solutions. And for those with 'too many' vehicles or trailers, the entire frontage is sealed for overflow parking and there's even more space behind the gated side access to boot. What next!?! The list of benefits and features comprising this altogether superior offering are simply too extensive to list individually. Therefore we encourage physical inspection by appointment or advertised home open, but don't dawdle as with big opportunities come big amounts of interest. Check out the floorplan, the photos and the walkthrough video - and then quickly reach out via the 'Email Agent' feature on this webpage so we can be in touch to arrange a suitable time to show you it all in person. Please note this property is being sold on an As Is Basis.