

**32 Shetland Way, Baldivis, WA 6171**

**House For Sale**

Wednesday, 26 June 2024

**Harcourts**

**32 Shetland Way, Baldivis, WA 6171**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 557 m2**

**Type: House**



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## Offers From \$659,000

Set on a very manageable 557m<sup>2</sup> block in the leafy green and family friendly Heritage Park Estate of Baldivis. 32 Shetland Way boasts over 231m<sup>2</sup> of living, is beautifully maintained, neat and clean and is 'Move In Ready' just as it is. The home consists of 2 bathrooms and 4 spacious bedrooms – all with robes and a bonus multipurpose room which could be utilized as a 5th double sized bedroom, nursery or office as required. Living areas include a sizeable separate lounge overlooking the front gardens and a massive meals, family and games space overlooking and opening to the outdoor living and entertainment area. The kitchen is open plan to the family living areas and also has direct access to the outdoor areas. Featuring 3 separate preparation spaces, ample storage space, quality appliances and a 5/6 seater breakfast bar, this kitchen would be a joy to work in. The laundry boasts a large walk in linen and appliance cupboard, space for multiple clothes hampers and a sizable folding bench. Outside the alfresco and adjoining patio presents a generous covered outdoor living and entertainment space overlooking an L shaped lawned area with a small very waterwise border garden. Plenty of covered and open spaces for children and pets to securely run and play or to entertain large gatherings for BBQ's or birthday parties etc. With no extra investment required, 32 Shetland Way is the ideal First Home Buyers opportunity or a perfect choice for any Growing Family. Alternatively, this property would represent a prudent and profitable addition to any Investment Portfolio Note: "For a video walk through text Peter Padovan on 'WhatsApp' 0414 985 256 and nominate the property address." Bonus Features: - Ducted Aire Conditioning to all Living Areas + Bedrooms - Gas Hot Water - Automatic Reticulation. Features of the Home: - Enter from front veranda via security mesh door to entrance hall with feature bulkhead - Multipurpose Room - as the family's needs evolve, this room could be easily utilised as an office or a nursery or as a double sized 5th bedroom. - Lounge - overlooks the front gardens and includes a TV point and ceiling fan - Meals/Family/Games - this very expansive space is open plan to the kitchen. Light bright and airy with large windows overlooking the garden to the rear and the outdoor living and entertainment area to the side. It includes a gas bayonette, TV port and ceiling fan - Kitchen - is very spacious with a full length window and direct access to the alfresco and patio. Featuring a stainless fan forced electric wall oven and a stainless 900mm 4 burner gas hob, a corner walk in pantry, oversized fridge recess, microwave recess, 5-6 seater breakfast bar, ample cabinetry and 3 separate preparation spaces - Master Bedroom - is a super king sized room overlooking the front gardens. Featuring His and Hers walk in robes and a ceiling fan. - Ensuite - includes a corner bath, 2 separate vanity's with ample storage, separate shower with raindrop rose and a separate WC Family Wing: - Bedrooms 2, 3 + 4 - are all king sized and all have robes - Bathroom - features a shower with a raindrop rose head, separate shower, vanity with plenty of storage. Separate WC - Laundry - includes a generous walk in linen cupboard, 2 under bench storage cupboards, room for multiple clothes hampers and a folding bench Outdoor Features: Front: - Double Garage - is oversized and includes a shoppers entrance to the home - Parking - driveway parking for approximately 4 extra cars - Veranda - is paved and overlooks the front gardens, central lawned area with a mature shade tree and small border garden featuring very waterwise mature plants Rear: - Alfresco - is accessed from the kitchen and the family area creating an easy indoor/outdoor flow – ideal for entertaining on an intimate or a large scale and includes a TV point and fluoro lighting - Patio - adjoins and is a similar size as the alfresco. The colour bond structure effectively doubles the size of the outdoor living and entertainment area - Rear Gardens - an L shaped lawned area with a small border garden and very waterwise plants - Access - there is wheelbarrow side access from the front to the rear Locations: 32 Shetland Way is centrally and very conveniently located within only minutes of the most frequented local services, amenities and attractions - Busy Bees at Rivergums - 6 minute drive - Bimby Early Learning Centre - 4 minute drive - Sonas Earl Learning & Childcare Baldivis South - 8 minute drive - Makybe Rise Primary School K-6 - 3 minute drive - Rivergums Primary School K-6 - 3 minute drive - Tuart Rise Primary School K-6 - 4 minute drive - Baldivis Secondary College 7-12 - 4 minute drive - Ridge View Secondary College 7-11 - 6 minute drive - Tranby College PP-12 - 7 minute drive - Stockland Shopping Centre - 5 minute drive - Baldivis Square + IGA - 3 minute drive - Bunnings - minute - 4 minute drive - Steele Tree Restaurant - 6 minute drive - Rivergums Adventure Park - 3 minute drive - Timezone Baldivis - 5 minute drive - Baldivis Sports Centre - 6 minute drive - Anytime Fitness - 4 minute drive - Palomino Reserve + Play Equipment - 3 minute WALK - Baldivis Enclosed Dog Park - 2 minute drive - Baldivis Vet Hospital - 4 minute drive - Freeway Ramps - 4 minute drive it is clear that 32 Shetland Way will create a lot of interest in the marketplace and is expected to sell quickly. To avoid disappointment, put 32 Shetland Way 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.