

**36 Magenta Cres, Baldivis, WA, 6171**

*Elders*

**House For Sale**

Friday, 16 August 2024

36 Magenta Cres, Baldivis, WA, 6171

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## PERFECTLY POSITIONED FAMILY HOME WITH GATED SIDE ACCESS

Set within the heart of the hugely popular Rivergums Estate, this outstanding 4 bedroom, 2 bathroom family home overlooks a wonderful parkland, with the tranquil lake just a few steps to the side, ensuring a peaceful position for family living, and a carefully designed residence, with all the added extras you could ask for. On arrival, the inviting street appeal is a welcoming sight, with parking options including your double remote garage and gated side access, perfect for those with a boat or caravan to securely store, and moving inside the master suite sits to the front of the home providing your own secluded sanctuary, with the three further bedrooms all well-spaced for the children or guests. For entertaining or relaxation, you have a spacious open plan living, dining and kitchen area, a dedicated theatre room and a separate home office, with a large under roof alfresco surrounded with lush lawned gardens.

Located just moments from Stocklands Shopping Centre, you have a wide range of retail and dining facilities within walking distance, with the freeway equally as close to ensure easy access to the surrounding suburbs or city itself, and public transport links readily available for total convenience, making this a prime position for professionals or investors seeking a home where all the amenities are on the doorstep. While for families, aside from the incredible parkland and lake just seconds away, you have a choice of greenspace to explore, with plenty of parks and playgrounds for the children to enjoy, plus primary and secondary schooling and childcare options all easily within a short walk.

Features of the home include:-

- Substantial master suite to the front of the home, with a reverse cycle air conditioning unit for year round comfort, a walk-in robe and ensuite with a dual stone topped vanity, glass shower enclosure and WC
- Three further double bedrooms, all with built-in robes for storage
- Family bathroom with a glass shower enclosure, bath and stone topped vanity, with a separate WC
- Delightful laundry with plentiful built-in cabinetry and a large stone countertop
- Modern kitchen, centrally placed to oversee the main living area, with an in-built 900mm\* oven, gas cooktop and rangehood, with ample cabinetry contrasting in colour between the upper and lower options, plus a walk-in pantry and stone benchtops that extend to a vast freestanding island bench for entertaining around
- Sweeping open plan family hub, with living and dining areas, along with another effective reverse cycle air conditioning unit, downlighting and extensive windows to allow the natural light to flow within
- Generous theatre room, with French door entry, a feature recessed ceiling and downlighting
- Separate home office, or even 5th bedroom
- Grand entry hallway, with high ceilings and a light and bright design that flows throughout
- Timber effect flooring to the main living areas, with carpet to the remainder of the home
- Solar panel system
- Sizeable alfresco setting, positioned under the main roof, with sliding door access to the main living area for an easy transition between indoor and out
- Fully fenced rear yard with lawn that wraps around the property, providing plenty of room to play
- Contemporary street appeal with a large portico entry and lawned gardens
- Gated side access for additional parking
- Double remote garage

Built in 2014\*, set on a 549sqm\* block, with 210sqm\* internally, this pristine property offers a wonderful standard of living, with a careful attention to detail throughout, plus quality fixtures and fittings and complete comfort for the entire family, and all wrapped up in a beautiful parkland setting, with total convenience on hand.

Contact Bianca today on 0422 864 960 to arrange your viewing.

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No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

\*All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.