







MODERN FAMILY HOME IN CENTRAL BALDIVIS

3 2 2 520m2

Calling all families or investors wanting to add to their portfolios, welcome to 51 Chilvers St, Baldivis - a fabulous three-bedroom, plus study two-bathroom home within walking distance to leafy parks, schools, shops and reserves, just moments from Warnbro Train Station and all convenient amenities.

Fresh and bright, with generous-sized rooms, quality furnishings, a functional open plan central hub, spacious theatre room, separate study and a huge back garden featuring lawn, undercover alfresco area and a jacuzzi, and you have a home that promises an enviable lifestyle of modern comfort and style.

A wonderful central area for the whole family to come together and enjoy, the spacious open plan, central kitchen/dining and living areas offer a clever design harnessing plenty of natural light with the warmth of timber flooring. The kitchen is a clean, well-appointed, bright space with an abundance of quality features and conveniences, boasting a separate island bench/breakfast bar, stone benchtops, stainless steel appliances, and pantry.

Across the hall is where the magic happens. Leave the cinema behind and create your family fun with your very own dedicated theatre room. Movie nights are a special occasion here in this huge, comfortable room with a projector and wall-to-wall 120 inch TV screen – a private hideaway for all the family to come together and indulge in, or a great zone for the kids to entertain, this is a stand-out feature of the home that everyone can enjoy.

Price	SOLD for $680,000
Property Type	Residential
Property ID	30434
Land Area	520 m2
Floor Area	237 m2

Agent Details

Ahsan Mustafa - 0420 270 173

Office Details

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From the central living room, sliding doors open to an undercover, paved patio – a generous area that effortlessly blends indoor and outdoor spaces and makes for a gorgeous alfresco dining space to savour outdoor family dinners, BBQ's, parties or simply a sanctuary to relax and unwind in your jacuzzi on the weekends. Overlooking lush green lawn, this is a backyard that has 'family' written all over it, with ample space for kids and family pets to roam safely and securely with easily enough room to accommodate a trampoline, swing set or even a swimming pool.

Contemporary, clean and bright, with everything right on your doorstep, this low-maintenance home is simply move-in ready and yours to enjoy!

For expressions of interest, please contact Ahsan Mustafa at ahsan@xceedre.com.au or phone 0420 270 173 for additional details.

Features
Three carpeted bedrooms, all with blinds, built-in robes
Master suite with modern ensuite, double sinks, large double shower, shelved walk-in robes
Roller shutters in all rooms
Open-plan kitchen/dining/living areas
Contemporary kitchen with stone benchtops, double sink, built-in oven, separate island bench, stone benchtops, ample cupboards, walk-in pantry
Modern bathroom with glass shower screen and bath
Dedicated large Theatre room with projector, huge 120 inch TV screen
Ducted reverse cycle air-conditioning
Timber flooring throughout living areas
Solar panels
Undercover, paved, patio/alfresco area
Outdoor Jacuzzi
Separate laundry with sliding door rear access
Expansive lawn at rear and side of home
Double automatic garage with driveway
Colourbond fencing around whole property
Ducted air conditioning
Pet door in living room

Location (approx. distances)

Steer Reserve - 190m
Baldivis Gardens Primary School - 600m
Spudshed Baldivis - 750m
Lake Cooloongup - 1.7km
Baldivis Nature Reserve - 1.9km
Baldivis Primary School - 3.0 km
Baldivis Recreation Centre - 2.5km
Rockingham John Calvin School - 3.0km
Baldivis Village - 5.2km
Baldivis Secondary College - 6.0km
Baldivis Square - 7.0km
Warnbro Train Station - 7.3km

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