

15 Woolger Ramble, Baldivis, WA, 6171



House For Sale

Friday, 15 November 2024

15 Woolger Ramble, Baldivis, WA, 6171

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



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LUXURIOUS FAMILY LIVING, WITH A TROPICAL POOLSIDE PARADISE AND GATED SIDE ACCESS

Positioned on a picturesque street in the much-loved and well regarded Settlers Hills Estate, this exceptional home offers a beautifully created family residence with a never ending supply of added extras including a resort like pool to the backyard, an oversized alfresco built for entertaining and sought after side access. The striking brick façade and elevated positioning ensure a welcoming street appeal, with the sense of quality and style on show from the very first glimpse, with the interior designed for executive family living, ensuring a luxury effect throughout. The master is reminiscent of a hotel suite with an oversized bedroom, huge walk-in closet and spectacular ensuite, while the home also offers guest accommodation with bedroom no.2 equipped with private ensuite, and bedrooms 3 and 4 placed around the family bathroom. For comfortable family living you have a choice between a dedicated theatre room and spacious open plan lounge and dining, plus an activity room and home office, with the under roof patio serving as an additional room with café blinds to keep out the elements.

Surrounded by parkland, you have a choice of green space and play equipment to the surrounding streets, with the peaceful setting perfect for family life, especially given a choice of childcare and schooling facilities within walking distance, and a range of shopping options with both the local precinct and fully stocked Stockland shopping centre within easy reach. The Kwinana freeway is a quick drive away, with Warnbro train station offering access to the Perth CBD in under 40 minutes, and plentiful bus routes to the area, while for your recreational needs, aside from the endless parkland, the newly opened Baldivis Sporting Complex is equally close by with a variety of choice on offer.

Features of the home include:

- Master suite, with a calming tonal colour scheme, a huge walk-in and fully fitted robe, a luxurious ensuite with freestanding bath, walk-in shower and separate dual vanities, plus ample storage throughout and floor to ceiling tiling
- Guest suite with an effective ceiling fan and built-in robe, a private ensuite with a glass shower unit, vanity and WC
- Bedrooms 3 and 4 both with cooling ceiling fans
- Family bathroom with a glass shower enclosure, dual vanity and separate WC
- Substantial laundry with both cabinetry and counterspace, with open shelving to double as a scullery as required
- Contemporary kitchen placed to oversee the main living area, with an in-built stainless-steel wall oven, gas cooktop and integrated rangehood, plus stone benchtops with a waterfall edge, a designated fridge recess, with plentiful fully fitted cabinetry and a freestanding island for gathering around
- Generously sized open plan family living and dining space with a recessed TV nook, plenty of windows for a light and bright feel and direct access to the alfresco for uninterrupted access between inside and out
- Spacious theatre room or formal lounge with quality window coverings, a feature pendant light and large windows to allow the natural light within
- Central activity space between the minor bedrooms, perfect for the older children to claim as their own, or the younger ones to utilise as a play area, with direct access to the alfresco an added feature
- Dedicated home office with both in-built cabinetry and expansive desk space
- Timber flooring throughout the main living areas with carpet to the bedrooms
- Ducted air conditioning
- Roller shutters to the windows for added peace of mind and to filter the light within
- Solar panel system
- Substantial alfresco setting, positioned under the main roof for a seamless flow, with café blinds for use in all seasons, a cooling ceiling fan for comfort and decked flooring, with an in-built rangehood to the outdoor BBQ kitchen
- Glistening below ground pool, with a waterfall feature, tropical palms to add to the resort like feel and a limestone surround, with glass fencing to the perimeter
- Lawn to the remainder of the backyard, with a handy shed for storage and a limestone pathway around the property
- Landscaped front garden with lush green lawn and manicured greenery, with a sheltered portico entry into the home
- Widened driveway to allow additional parking and access to the side gates, with a sheltered hardstand beyond, perfect for storing additional vehicles away from the weather
- Double remote garage with an added workshop or storage space to the side and drive through access to the rear yard via a roller door

Set on a 720sqm* block with 263sqm* internally, this sensational home offers a truly outstanding level of family living, with every detail carefully considered, leaving nothing remaining. While the coveted trifecta of space, layout and location is well and truly taken care of, with a wide appeal to a variety of buyers including families and investors to ensure this an absolute must view property.

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

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*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.