

# 20 Colonial Boulevard, Baldivis, WA, 6171

## House For Sale

Wednesday, 20 November 2024



20 Colonial Boulevard, Baldivis, WA, 6171

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Lorraine Ashby  
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## **Big Beautiful Family Home in Beautiful Baldivis!!**

This big 218sqm + Alfresco & Double Garage family home is centrally located opposite a gorgeous public open space with large shady trees & an amphitheatre with seating,

This 4x2 Home set on a 533sqm block is really large.

The welcoming Front Porch leads to a double door entry with matching double Security doors and opening to a spacious Entry Hall.

To the Left is the entrance to the Master Suite which is carpeted, has 2 windows protected with Security Roller Shutters, a walk in Robe, an Ensuite Bathroom with 2 separate vanities, a glass enclosed Shower, a triangular shaped Spa Bath and a completely separate WC. Off to the Right is the Theatre Room also carpeted, with beautiful double glass French Doors and a window with Security Roller Shutter.

The hallway opens up to a really special open plan kitchen, dining and Living area.

The tiling which starts at the double front doors carries along into this area and all traffic areas.

The open Study is off to the Left and the french doors open from the kitchen out onto the paved Patio and back yard.

Reverse cycle air conditioning is ducted throughout the home.

All 3 Minor Bedrooms are a generous size, are carpeted, have Built In Robes and are off in a wing to the left of Living area.

A Family Activity Area has a viewing window to the Living area and a wall to wall bank of built in storage cupboards.

Opposite The family activity, the bathroom hosts a bath, shower and vanity and there is another vanity suite just outside the door to the separate WC.

Sliding door access to the outdoors from the Laundry.

There is some reticulation to the front garden and 2 large pots with large trees adorn the porch.

The back garden is wide open to plan with your own ideas. Raised garden beds have been used to grow vegetables but now stand empty ready for your input.

There is a garden shed set up with shelving. A larger than standard Double garage with remote control door has a shoppers entry access to the living area and a roller door to pedestrian access to the rear of the property.

Call Lorraine Ashby on 0411 340 901 to view this home ASAP as is freshly painted and ready for your family to move in just in time for Christmas!!