

**23 Rivette Road, Baldivis, WA, 6171**

**CENTURY 21**

**House For Sale**

Monday, 28 October 2024

23 Rivette Road, Baldivis, WA, 6171

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**



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## LARGE FAMILY HOME WITH IN-BUILT WORKSHOP & POSSIBILITIES GALORE!!

Century 21 Jones Property Group is proud to present 23 Rivette Road, Baldivis. Portioned on a slightly elevated 589m<sup>2</sup> approx. block in the sought-after Tuart Ridge estate sits this super impressive 4 bedroom, 2 bathroom home boasting a host of additions and benefits that make this property both unique and extremely versatile! With large open plan internal living zones, generous sized bedrooms, quality fixtures and fittings throughout and excellent separation between the master and minor bedrooms this is the absolute perfect home for a growing family who need their space.

Whilst the home itself is impressive, the massive added bonus to this property has to be the in-built workshop under the main roof. At approximately 52.99m<sup>2</sup> this workshop is fully air-conditioned and is also plumbed, so is an ideal space for those looking to work from home or who have expensive cars etc. to work on. The other bonus to the workshop is the ability to have secured parking for up to 3 vehicles behind a gate leading into the workshop. This parking is on top of the double garage located at the front of the home.

If you have unique working or parking needs to store a caravan, trailer, boat etc. but don't want a massive block to store everything, then this is an absolute dream scenario! If you are looking for a custom solution to your lifestyle but don't like the idea of building with the huge wait times and unpredictable pricing, then this could be just the opportunity you've been waiting for! Stacked with features throughout some include:

### DOWNSTAIRS:

- \* Immaculate street front appeal with well-maintained gardens and lawn area.
- \* Double lockup remote garage with storage recess, communications box and 3 phase power.
- \* Inviting wide entry to home.
- \* Generous sized master bedroom with wall mounted T.V, walk in robe with an abundance of storage and classy ensuite.
- \* Ensuite with mirrored vanity, access to outdoor courtyard and separate WC (1).
- \* Huge home office with dual workstations with wall to wall built in cabinetry. This is an amazing set-up for those looking to work from home on a regular basis and could be converted back to a home theatre if desired.
- \* Large open plan main living room with outdoor access to alfresco area.
- \* Generous sized central dining /meals area.
- \* Deluxe modern kitchen with stone bench tops with waterfall edges, rangehood, induction cooktop, splash back, 2 ovens, a steam oven that is near new, built in microwave, dishwasher and overhead cupboards. The kitchen is complete with island bench and breakfast bar, separate scullery with plumbed fridge recess and loads of storage throughout!
- \* Laundry with recess for dryer, overhead cupboards, linen storage and outdoor access.
- \* Convenient downstairs powder room with WC (2) offering easy access for when swimming in the pool.
- \* The abovementioned custom-built workshop under the main roof brings a unique element to this home that can't be understated. Offering an air-conditioned and plumbed workshop with T.V and WiFi points, this really is a hugely versatile space that sets this property apart!
- \* Highly desired multi-car undercover parking options behind a secured gate.
- \* Ample lawn area for the pets or kids with app operated reticulation system.
- \* 6 x 3m (approx.) saltwater pool with spa jets and solar heating. Perfect for entertaining guests!
- \* Alfresco with outdoor blinds overlooking the grassed area and swimming pool.

### UPSTAIRS:

- \* The perfect kids retreat with built in study-desk and cabinet and good-sized sized T.V or gaming room.
- \* Three good sized minor bedrooms which all have mirrored built in robes. Two of these bedrooms are fitted with extra shelving, drawers and extra hanging space.
- \* Large second bathroom with generous sized bathtub, shower and vanity with stone bench tops.
- \* Separate WC (3).
- \* Linen press for convenient upstairs storage.

### ADDITIONAL FEATURES OF NOTE:

- \* TV and data points to all rooms of the house.
- \* Water filtration system and inverter system
- \* Alarm and operating security system to home.
- \* Ducted reverse cycle air-conditioning system with ground and upper floors having separate systems.
- \* NBN FTTP and LBN FTTP
- \* Sensor lights to side gate.
- \* 3 phase power (80 Amps) with separate sub board in the 7m x 7m (approx). workshop.
- \* Single phase generator input with changeover switch.
- \* Updated bedroom carpets, custom curtains and plantation shutters.

If you've been patiently waiting for just the right property to come along that can truly accommodate all your needs, then this has to be at the top of your list to view! The location is super convenient also with just a short walk to Makybe Rise Primary School and the Baldivis Square shopping and dining precinct and is surrounded by several parks including a dog exercise park.

This rare opportunity is ideally suited to large families, buyers who would like to run a small business from home, those looking to store a caravan, 4WD or multiple vehicles, multi-generational families or any buyer looking for a unique home that they can make their own! All home opens are as scheduled on-line or to arrange your own private viewing call Matthew Jones today on 0432 440 453.