

**8 Liesham Crescent, Baldivis, WA, 6171**

**Harcourts**

**House For Sale**

Wednesday, 20 November 2024

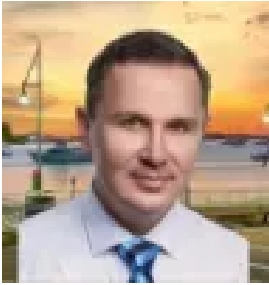
8 Liesham Crescent, Baldivis, WA, 6171

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Peter Padovan

## Stunning Large Family Home With A Luxurious Resort Feel - Nest Or Invest

Situated on a very manageable 517m<sup>2</sup> block in the heart of Settlers Hills. The Dale Alcock built home offers 208m<sup>2</sup> of living. The home is very well maintained, beautifully presented and fully developed with every inch of the property being utilised to the fullest extent. Featuring a massive master bedroom overlooking and opening to the alfresco and lush green garden beds beyond - creating a luxurious resort feel. A stunning ensuite. The 2 family bedrooms are queen sized and include double robes and ceiling fans. The family bathroom, laundry and separate WC.

The theatre is situated at the front of the home and an expansive family, dining and kitchen with cathedral ceilings leading to generous alfresco outdoor entertainment area located to the rear of the home. Importantly there are also multiple extra storage options throughout the property.

8 Liesham Crescent overlooks the Liesham Crescent Reserve providing open lawned spaces, large shade trees, shaded play equipment and a long leafy and shaded arbour. There are BBQ facilities and multiple tables and seating facilities positioned under the beautiful Arbour. An ideal setting for Children's Birthday Parties etc.

With no extra investment required, 8 Liesham Crescent is an ideal First Home Buyers option or could be an perfect Lock & Leave for Empty Nester's. Those wishing to downsize to a low maintenance block but still have room to gather and entertain the family for birthdays or Christmas etc, but still able to Lock & Leave for the odd holiday or three. Alternatively, 8 Liesham Crescent would represent a profitable and prudent addition to any Investment Portfolio

Note: "For a video walk through text Peter Padovan on 'WhatsApp' 0414 985 256 and nominate the property address."

### Bonus Features:

- Dale Alcock Built
- Ducted Air Conditioning to Living Areas and Bedrooms
- High Ceiling to Most of the Property
- Dedicated Storage Room

### Features of the Home:

Enter from front veranda via double security mesh doors and double French doors to the entrance foyer. Featuring a high timber lined ceiling, the foyer leads through to the family wing of the home, the living and dining areas, the theatre and includes a shopper entrance from the garage.

Theatre - is currently used as an office and overlooks the front gardens with views through to the Liesham Reserve. It features high ceilings and double French doors. A perfect location for a theatre - far away from all the bedrooms.

Living/Dining - is open plan to the kitchen with the entire area featuring beautiful high cathedral ceilings filling the space with natural light and creating a light, bright and airy ambience throughout. Overlooking the side and featuring double glass doors and side windows to the rear leading to the alfresco and outdoor dining, lounging and entertainment area

Kitchen - offers ample storage options and includes stainless appliances. An electric fan forced wall oven, 4 burner induction hob, 900mm rangehood and a dishwasher. There is an oversized walk in pantry, double fridge recess, microwave recess, breakfast bar and ample overhead cupboards and shelving, under bench drawers and cupboards and plenty of preparation and bench top space.

### Family Wing

Master Bedroom - is super king sized and overlooks opens to the alfresco and outdoor living and entertainment area - the perfect retreat for a late evening glass of wine before retiring. It features high ceilings, a very generous walk in robe, ceiling fan and TV point

Ensuite - is spacious and includes a double open shower recess with overhead raindrop rose and a wall mounted hand held shower rose. There are two separate vanities, both with extra storage, a corner bath, heat lamps and WC - Bedroom 2+3 - are both queen sized and overlook the side. They include double robes and ceiling fans

Family Bathroom - features a separate shower, bath and a vanity with extra storage space

Laundry - features a folding bench and under bench clothes hamper storage space. It opens to the cat run and separate clothes line area to the rear. Separate WC

Linen - a walk in double sized, shelved space

Storage Room - a generous walk in storage room is shelved floor to ceiling along one side and the rear providing a maximum amount of storage space

Outdoor Features:

Front:

Garage - is oversized (45.32m<sup>2</sup>) It has high access entrance and high drive through roll a door access to an area suitable for trailer/bike + bin storage. The garage also features a shopper's entrance to the foyer of the home

Veranda - overlooking the front lawn, part of which is fenced to enable children and pets to play safely while you comfortably sit under the veranda and enjoy a coffee. The veranda wraps around the front and side of the home and features timber poles and aggregate flooring.

Side Access - Personal access from the off side of the home leads to the rear and the alfresco area

Rear:

Alfresco - a generous 29.90m<sup>2</sup> high roofed alfresco with feature timber poles, a bulkhead and a ceiling fan. It is decked and leads from the family area and the master bedroom enabling an easy indoor/outdoor flow. The alfresco overlooks a reticulated, raised border garden bed filled with small shade trees and waterwise small shrubs. A perfect lush green backdrop adding a calm sub tropical feel to the very private outdoor living and entertainment area.

Cat Run - opens from the laundry. It is spacious and includes a mulch dirt box and the Garden Shed.

Clothes Line - this fenced area across the rear of the home and is accessed from the cat run

Locations:

8 Liesham Crescent Is centrally and very conveniently located within only minutes of all the most frequented local services, amenities and attractions

- Buggles Early Learning + Kindy Baldivis - 3 minute drive.
- Green Leaves Early Learning Baldivis - 3 minute drive
- Bimbi Early Learning Centre - 4 minute drive
- Settlers Primary School K-6 - 2 minute drive
- Makybe Rise Primary School K-6 - 5 minute drive
- Tuart Rise Primary School K-6 - 4 minute drive
- Tranby College PP-12 - 2 minute drive
- Ridge View Secondary College 7-11 - 6 minute drive
- Baldivis Secondary College 7-12
- 5 minute drive - Stocklands Shopping Centre - 4 minute drive
- Baldivis Square Shopping Centre + IGA - 4 minute drive
- Baldivis Bunnings - 4 minute drive - Baldivis Vet Hospital - 5 minute drive
- Steel Tree @ Settlers Restaurant - 2 minute drive
- Baldivis Children's Forest - 5 minute drive

- Baldivis Football Club - 2 minute drive
- Baldivis Sports Centre - 3 minute drive
- Freeway Ramps - 5 minute drive

Clearly, 8 Liesham Crescent will create a lot of interest in the marketplace and is expected to sell quickly. To avoid disappointment, put 8 Liesham Crescent at the top of your 'Must See List' and be first to visit the Home Open so you don't miss your opportunity to 'Make It Your Own'

You are always welcome to contact 'Peter Padovan 0414 985 256' if you would like further information regarding this very impressive property.