

Sold



17 Ashton Way, Baldivis



## Prestigious Highbury Park Estate Location

Ideally located in the prestigious Highbury Park Estate in Baldivis is this spectacular family home. Boasting four bedrooms, two bathrooms, multiple living areas and great outdoor entertaining potential, this is a special property that won't be available for long. Enjoy close proximity to all that Baldivis has to offer, including fantastic local schools, lush parklands and Stockland Baldivis Shopping Centre.

The vast open living and dining area provides untold potential for harmonious family living, with a wall of windows inviting natural light to pour in. The family chef will be delighted with the phenomenal kitchen, featuring two ovens, ample cabinetry and stone benchtops. A gas cooktop, integrated rangehood, dishwasher, stylish black splashback and a breakfast bar complete the room.

An absolute haven for the adults, the master bedroom offers comfort and luxury, with a generous dressing room and double sliding doors to the grassed courtyard. The deluxe ensuite is well-appointed with an oversized shower, extra-long vanity with his and her basins, and a separate WC.

Each of the queen-sized minor bedrooms allow plenty of room for the kids to grow, and include double built-in robes. A fourth bedroom can effortlessly be utilised as a home office or playroom as needed. The contemporary family

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	26567
<b>Land Area</b>	532 m2

### Agent Details

Ken Yan - 0488 886 698

### Office Details

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bathroom features a bathtub, semi-frameless shower and oversized sleek white vanity. A separate theatre room offers additional living space, perfect for the teenagers in the house.

You will appreciate the fine details of this unique home, including attic storage and additional storage room, a cellar and a large linen cupboard in the laundry. Solid timber flooring throughout and white plantation shutters to most windows add to the airy ambience throughout the home.

Make the most of two separate outdoor areas, with new lawn providing the perfect spot for the four-legged family members or a trampoline for the kids. Liquid limestone paving to the rear of the home will accommodate outdoor furniture and a barbeque for entertaining family and friends in the warmer months.

To avoid disappointment, register your interest in this magnificent family home today by contacting Ken Yan from Xceed Real Estate on 0488 886 698.

#### Features include

- 4 bed, 2 bath family home with additional theatre
- 532sqm block, huge 217sqm living space
- Double lock up garage with access to attic storage
- Polished solid timber flooring throughout, carpet to bedrooms
- Additional storeroom
- Cellar room
- Side grassed courtyard and liquid limestone paving to the entertaining area
- Stone benchtops
- Two ovens in kitchen
- Spacious robes to all bedrooms
- Downlights throughout, pendant lighting in kitchen
- Zoned, ducted reverse cycle air conditioning (smart device controlled)
- Work shed
- Solar panels
- Crim-Safe security screens to all doors and windows

#### Location

- 150m to Bloomfield Parkway Reserve and playground
- 400m to Makybe Rise Primary School
- 700m to Tuart Rise Primary School
- 1.8km to Baldivis Secondary College
- 1.7km to Stockland Baldivis Shopping Centre
- 2km to Baldivis Sporting Complex
- 450m to bus stops on Highbury Blvd
- 2.4km to Kwinana Fwy for a quick commute north or south

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*

