



## 15 Aspera Elbow, BALDIVIS FOR SALE

### 4 bedroom house

#### SPA WOW

This quality built home with outdoor spa has the WOW factor to impress the most astute buyer.

Boasting over 240m<sup>2</sup> of living space this beautifully presented home has everything you are looking for in leafy Rivergums Estate. From the tree lined entrance to the stunning family parks and schools on your doorstep you will simply fall in love with the style, features and location.

A great ambiance throughout offers a sense of space and style, coupled with an ideal open floor plan with separate zones for relaxing, reading, watching movies or the kids playing provides multiuse activity areas for your Home Cinema, Games or Lifestyles.

Be impressed with the grand double entry doors leading into a welcoming entryway past the study and into your Deluxe Master Suite at the front of the home overlooking easy care, gorgeous landscaped gardens which has one of the largest suites (7m x 4m) and walk in dressing room I have ever seen!

Further down the hallway past the handy shoppers door and Cinema with two entrances, you are greeted by the heart of the home amid an expansive open plan family/dining area.

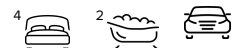
Featuring wooden floorboards, modern light fittings over a spacious breakfast bar, 900mm oven and gas cooktop with stainless steel appliances, double fridge recess, pantry and dishwasher, you can cook and entertain all summer long to your loved ones delight.

The formal Dining Room opens onto the Games and Activity rooms, main bathroom, 3 bedrooms and extended alfresco zone creating the ideal indoor/outdoor entertaining area overlooking your therapeutic spa. Eco savings abound to keep costs down and the spa flowing with a 1.5kw solar inverter plus solar hot water.

With this great sized home and layout there is plenty of room for everyone to live in comfort and relax indoors and out.

Alfresco: Entertain in style or relax in your alfresco overlooking your therapeutic hot tub.

Sit back, relax with a beer or champers amid peaceful garden surrounds and lawn which is



**Denise Lewis**

Principal - Lewis Holloway Property

M: 0412 877 613

E: [denise.lewis@smileelite.com](mailto:denise.lewis@smileelite.com)

ideal for kids to play on in this generous sized yard on 600sm.

Master Bedroom: At the front of the home overlooking gorgeous landscaped gardens has one of the largest suites (7x4m) and walk in dressing room I have ever seen.

The spacious ensuite featuring large shower, twin vanity and separate toilet ensures your privacy and a restful abode for peace and tranquility can be savoured.

### Features

- ADSL Available
- Built-In Robes
- Dishwasher
- 1 Ensuite
- Floorboards
- 3 Living Areas
- Pay TV Access
- Rumpus Room
- Study
- 4 Carports
- Outside Entertaining Area
- Outside Spa
- Remote Garage Door
- Secure Parking
- Shed
- Air Conditioning
- Ducted Cooling
- Ducted Heating
- Gas Heating

### Land size

600.00 Sqm

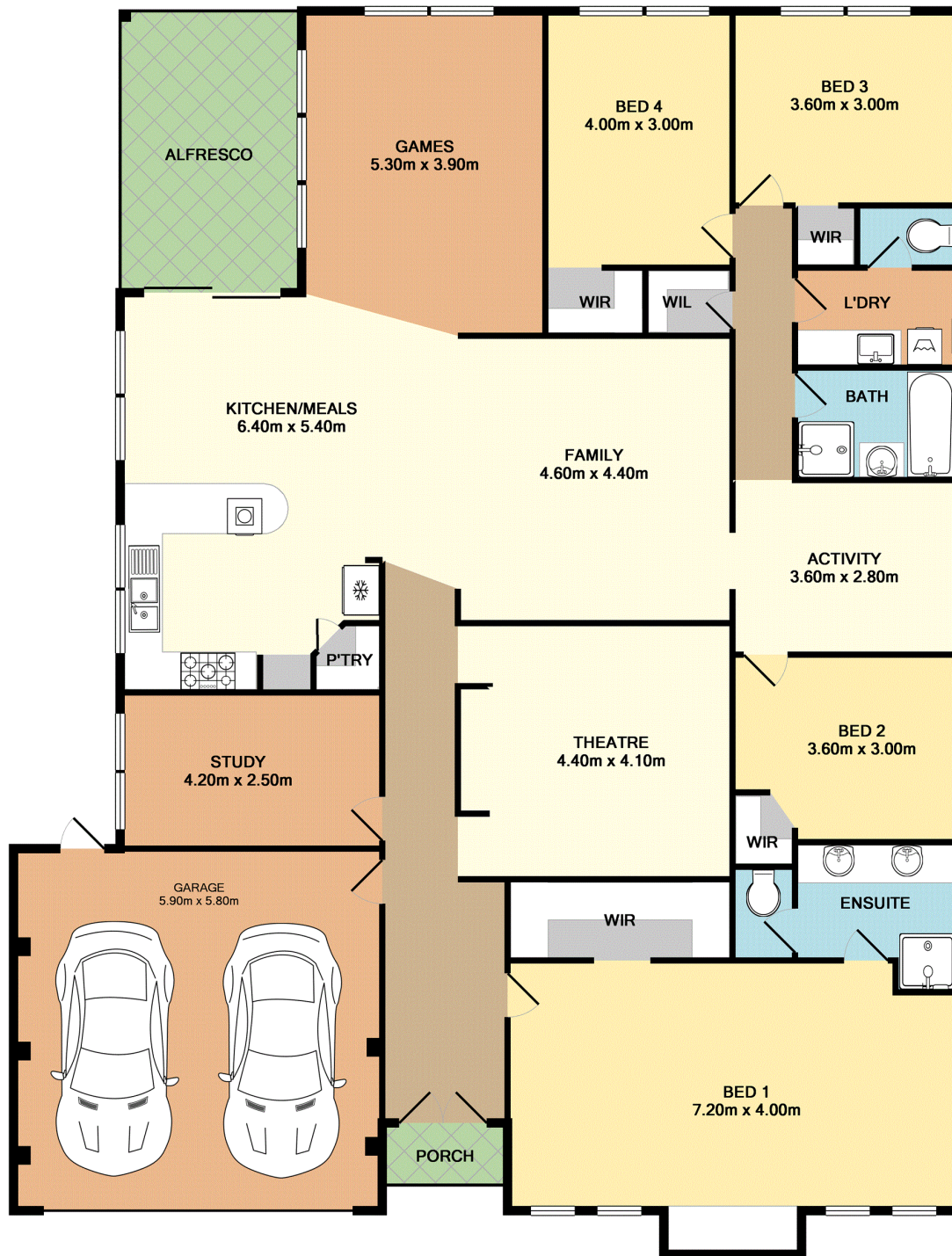


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TOTAL APPROX. FLOOR AREA 252.6 SQ.M. (2719 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.