



### 245 Arpenteur Drive, BALDIVIS FOR SALE



#### 4 bedroom house

4 bedroom, 2 bathroom home in the heart of Parkland Heights, behind Settlers Hills. This much-loved family home is bursting with extras including a huge, 3.5kW solar panel system and reverse cycle ducted air conditioning. Feel safe and secure with CCTV cameras which can be accessed via a mobile phone app. The living and dining areas are overlooked by a spacious kitchen ensuring the cook is always part of the action. Plenty of bench and storage space, walk-in pantry and large fridge recess add to the appeal. Flowing out from the living zone is the protected alfresco with its striking bamboo lined ceiling and 2 remote control fans. With great indoor/outdoor flow, this zone will be your entertaining central. Artificial turf, low maintenance gardens, with full timed irrigation to front and back 3m x 3m powered garden shed and side access are all added bonuses. Inside, your master suite has plenty of space, a walk in robe and ensuite with separate WC. The minor bedrooms are also generously sized with built in robes/WIR. Located within walking distance to a number of parks and local Catholic Primary and Senior Schools. Other schools, shops and transport (local bus route is a minute away) options are nearby. Walking distance to local doctors. Put this one on your 'Must See' list and call now for details.

- \* Led lighting, including mood colour control
- \* Master suite with huge WIR and spacious ensuite.
- \* Extra large Bedrooms with 2 having double sliding robes and one with a WIR.
- \* A designer kitchen with stone tops and butlers style pantry, with scullery.
- \* Huge open plan main living area with high ceilings.
- \* Double sized timber decked alfresco with bamboo feature ceiling.
- \* Reverse cycle ducted air conditioning.
- \* 3 KW Solar Panels.
- \* Full perimeter CCTV Cameras and DVR for added security and peace of mind.
- \* Extra height to the garage. Wide side gated access. 3m x 3m garden shed.
- \* Walking distance to local Catholic School (Mother Theresa's)

#### Surrounding Area:

Parkland Heights allows you to enjoy sweeping views of the natural beauty that surrounds us. Located on one of the highest points in Baldivis, Parkland Heights offers elevated lots overlooking the natural surroundings

Walking distance to local Catholic School (Mother Theresa's)



**Denise Lewis**

**Principal - Lewis Holloway Property**

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## Features

Built-In Robes  
Dishwasher  
1 Ensuite  
2 Living Areas  
2 Carports  
Fully Fenced  
Outside Entertaining Area  
Remote Garage Door  
Secure Parking  
Shed  
Air Conditioning  
Ducted Cooling  
Ducted Heating

## Land size

550.00 Sqm

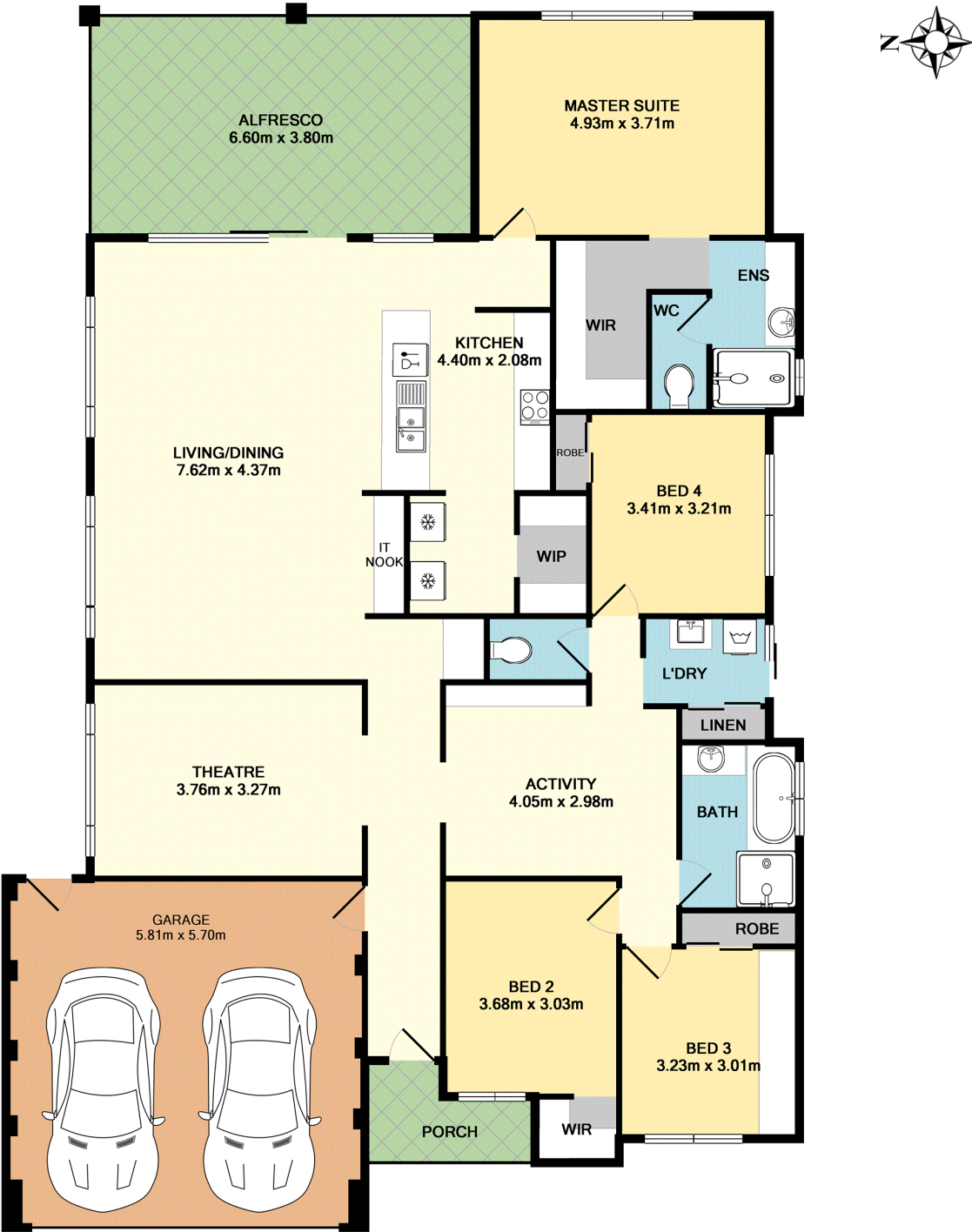


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TOTAL APPROX. FLOOR AREA 204.2 SQ.M. (2198 SQ.FT.)

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.