



**SOLD**



## Baldivis, 35 Hillsborough Avenue

### Baldivis Beauty

This stunning four bedroom, two bathroom home is nestled in the highly sought after Highbury Park Estate, offering exceptional curb appeal and low maintenance front and rear yards. With reverse cycle air conditioning and a thoughtfully designed layout, it's the perfect choice for families with busy lives or investors seeking a quality property.

The oversized double garage, featuring 28 course ceilings, provides ample height for large 4WDs and includes additional space for storage or a small workshop. Stepping inside, you're greeted by stylish tiled flooring and soaring 31 course ceilings, enhancing the home's already generous floor plan. To the right, the spacious master suite boasts a large walk-in robe and a well-appointed ensuite with a double vanity, glass paneled shower, and a separate w/c ideal for busy mornings.

Further along, a dedicated theatre room offers the perfect space for movie nights, while the expansive open plan living and dining area seamlessly connects to a striking kitchen that



**For Sale**  
Please Call

**View**  
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**LJ Hooker Thornlie | Canning Vale**  
**(08) 9459 7788**

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will impress even the most discerning home chef. Featuring 40mm stone benchtops, a stainless steel dishwasher, a 900mm oven with a gas cooktop, and an abundance of storage, the kitchen is both stylish and functional. A massive walk in pantry, with existing plumbing for water, presents the opportunity to be converted into a butler's pantry, with an additional pantry cupboard providing extra convenience.

At the rear of the home, three generously sized bedrooms, all with built in robes, offer comfort and practicality, while the main bathroom is thoughtfully designed with a large vanity, a separate bathtub, and a glass panelled shower.

Outside, the alfresco area provides a great space for entertaining, whether hosting barbecues or relaxing with family and friends. A strip of synthetic grass ensures a low maintenance outdoor area, while still offering room for kids or pets to play.

Surrounded by quality homes in a prime location, this property is just a short distance from major shopping precincts, excellent schools, and beautiful parks. Don't miss the opportunity to make this exceptional home yours call Brian on 0438 333 341 for more information and upcoming inspection times.

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## More About this Property

<b>Property ID</b>	8MRHA2
<b>Property Type</b>	House
<b>Land Area</b>	468 m2
<b>Including</b>	Ensuite Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes

**Brian Scott 0438 333 341**  
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