



10 Yardley Road, BALDIVIS, WA 6171

MODERN AND MINIMAL MAINTENANCE LIVING IN AN ULTRA CONVENIENT AND CENTRAL SETTING

Located for convenience and designed for comfort, this modern and inviting property sits within a premium location close to all the essential amenities, and offers a low maintenance appeal that is sure to suit a variety of buyers. The living options are seemingly endless, with a dedicated theatre room, and a vast open plan hub with living, dining and even a games area around the quality kitchen, plus a separate home office for those seeking a work from home solution. The alfresco is placed under the main roof to present an uninterrupted flow to the exterior, with minimal upkeep gardens for maximum relaxation throughout. While your three bedrooms are all spaced for comfort, with the master offering a peaceful setting, and both bathrooms fully equipped with contemporary styling included. A wealth of storage adds to the convenient living, with modern inclusions and spacious proportions to enjoy, while your double garage is built with additional height to accommodate a range of vehicle parking.

Situated within a central and popular position, a wide array of retail and dining options are easily within walking distance, with Stockland shopping centre providing an extensive appeal to all. You have a choice of parkland to enjoy, with the Tamworth Wetlands equally on hand, while nearby schooling and childcare facilities ensure a family orientated appeal. The Kwinana Freeway is just a short trip away, with Warnbro train station and convenient bus connections available, allowing ease of travel to the

TYPE: For Sale

INTERNET ID: 300P112007

SALE DETAILS

Offers From \$899,000

CONTACT DETAILS

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surrounds, Perth CBD and further afield, and ideal for seekers of an easy to reach location with all the day-to-day essentials within reach.

Features of the home include:

- Inviting master suite, with plenty of room for a private and peaceful retreat, with a walk-in robe and an ensuite with a shower recess with glass door, a large vanity with stone top, and a private WC
- Two further generously sized bedrooms, both with double built-in robes for storage
- Family bathroom with a deep seated bath, glass shower enclosure and stone topped vanity with storage
- Modern laundry with stone benchtops and ample counterspace, plus direct exterior access
- Extensive full height linen storage to the hallway
- Centrally placed kitchen, with stone benchtops throughout, plentiful crisp white cabinetry and a large freestanding oven, with designated recesses for the fridge, dishwasher and microwave, and a sweeping breakfast bar for grabbing a quick bite or casual meal
- Vast open plan family zone with room for living, dining and a games area within, plus plenty of natural light for a bright and spacious feel, and sliding doors directly to the alfresco
- Generous theatre room, with downlighting and a premium setting for movie viewing
- Spacious home office to the front of the home, with natural lighting and complete flexibility to utilise as best suits your needs
- Soft carpet to the bedrooms, theatre room and study, with tiling to the remainder
- Ducted air conditioning throughout
- Peaceful alfresco to the rear of the residence, with limestone flooring and café blinds to completely enclose the area as a true extension of the home, and ensure comfortable year round use
- Fully fenced backyard with synthetic lawn for carefree living, and planted garden beds to the border
- Sheltered portico entry with security screening to the front door
- Sleek street appeal with a modern facade and minimal upkeep synthetic lawn, plus a raised garden bed overflowing with colour
- Paved driveway before your extra-height remote double garage
- Solar panel system for energy efficiency

Built in 2014*, set upon a 413sqm* block with 210sqm* internally, this pristine property offers a beautifully presented and well-spaced opportunity for anyone seeking a home with both layout and location included. All living options are spaced for comfort and flow seamlessly between, allowing complete relaxation throughout and a multitude of space for all, while the bedrooms are equally as inviting, with all fixtures and fittings across the entire residence chosen for both functionality and appeal.

Contact Bianca today on 0422 864 960 to arrange your viewing.

*The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

*All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 413.00 square metres
- Building Area: 210.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2





