

17 Bannerdale Road, BALDIVIS, WA 6171

CENTRAL AND FAMILY FOCUSED LOCATION

With parkland just across the road and schooling to the end of the street, this exceptional setting offers a wonderful appeal for laid back family living, with the newly built residence offering modern interior design, and contemporary inclusions for low maintenance comfort throughout. Your master suite sits to the front of the home, with a spacious ensuite bathroom to enjoy, while your further three bedrooms offer a relaxed setting for the children or guests, with the main bathroom centrally placed for convenience of use. A large open plan living and dining area ensures a welcoming space for the family to gather, with a fully equipped kitchen placed to oversee all, including quality appliances and a scullery section nestled to the side. Your gardens are extremely easy to maintain, with both exposed aggregate and lawn to the backyard, while your sheltered alfresco offers an outdoor space to entertain, with your double garage to the front of the home for secure vehicle parking.

Located within a premium position to raise the family, the local secondary college is just a few steps away, with primary schooling and childcare easily within reach to cater to all ages. A range of parkland and greenspace spans the surrounding area, including sporting facilities, the nearby adventure park and the inviting Martindale Reserve just across the road, while a variety of retail options, local cafes and dining opportunity are equally on hand. And for those seeking uncomplicated travel to the CBD or surrounds, the Kwinana Freeway is a quick trip away, with Warnbro train station and bus connections close by for convenience.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P112344

SALE DETAILS

Offers From \$849,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

8/2-6 Council Ave
Rockingham, WA
08 9591 4999

Bianca McKenzie
0422864960

Features of the home include:

- Generous master suite to the front of the home, with a large window for natural lighting, a walk-in robe for storage and an ensuite with a large shower recess with glass screening and a dual vanity with cabinetry
- Three further bedrooms, with built-in robes for storage and a comfortable design for the children or guests
- Main family bathroom with a glass shower enclosure, bath and vanity
- Modern kitchen with a lengthy breakfast bar for casual mealtimes, plus contrasting dark cabinetry, an in-built stainless-steel oven, gas cooktop and rangehood, and stone benchtops throughout
- Scullery the side of the kitchen, with additional bench and storage space, plus a recess for the fridge
- Sizeable living and dining area, with an open plan flow to both the kitchen and alfresco, with downlighting throughout and plenty of room to relax
- Carpet to the bedrooms and tiling to the living area
- Ducted air conditioning throughout
- Under roof alfresco with exposed aggregate to the floor for a contemporary and easy care appeal
- Fully fenced backyard with an extension of that exposed aggregate for additional seating and an area of lawn for play
- Planted garden bed to the front of the home, with a sheltered portico on entry
- Minimal upkeep front garden for a modern appeal, with landscaping stone to allow additional parking if required
- Double remote garage with an exposed aggregate driveway beforehand

Built in 2017, set upon a 388sqm* block with 153sqm internally, this modern and minimal maintenance abode offers a sought after location, with every convenience close at hand and a choice of parkland to explore. The interior combines functionality with comfort, while your exterior ensures a laid back appeal that is sure to interest families, professionals and investors alike.

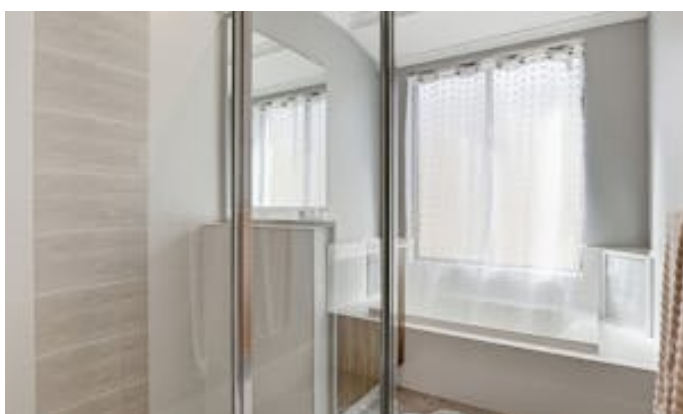
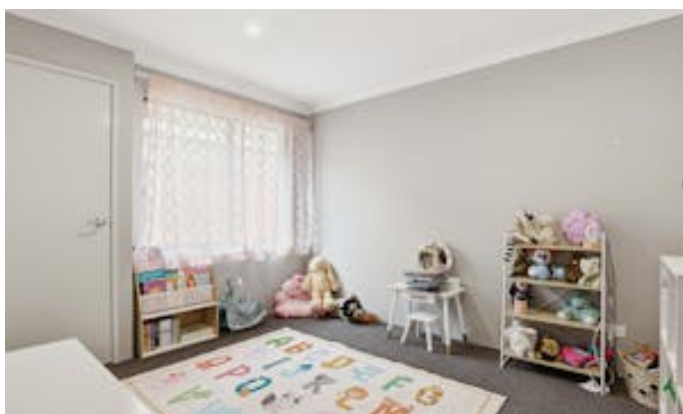
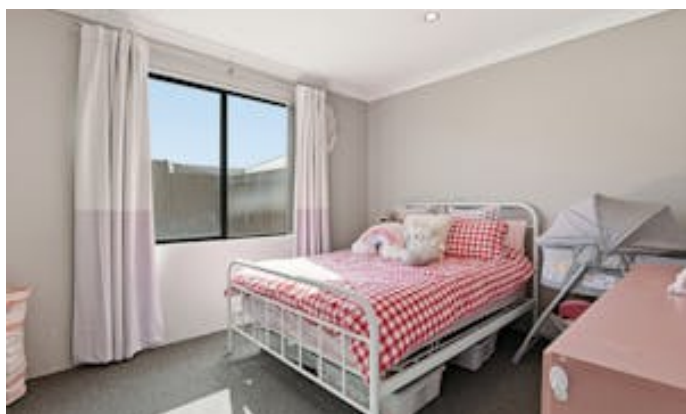
Contact Bianca today on 0422 864 960 to arrange your viewing.

*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.

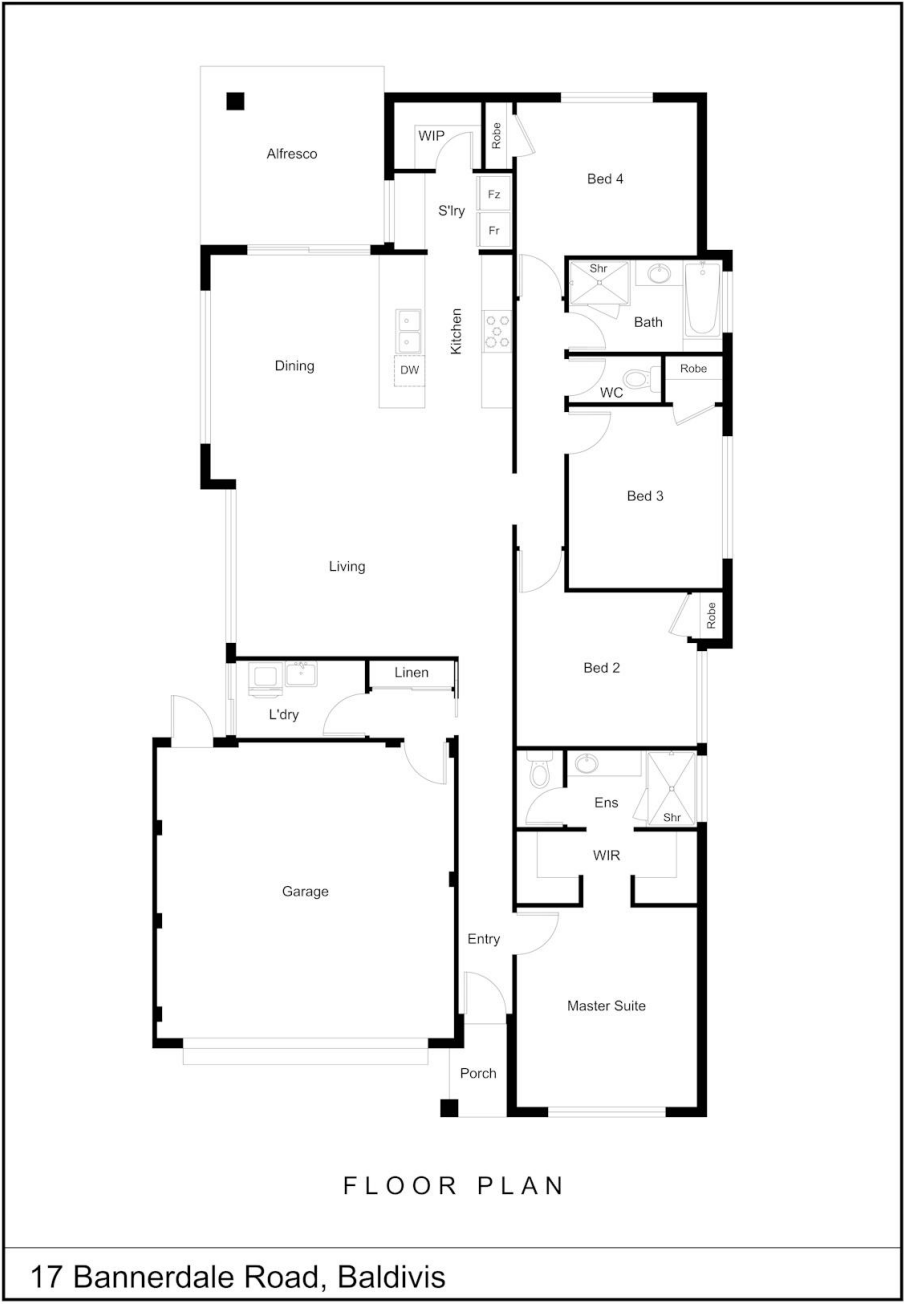
*All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should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

- Land Area 388.00 square metres
- Building Area: 153.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage









FLOOR PLAN

17 Bannerdale Road, Baldivis