



## 8 Amazon Drive, BALDIVIS, WA 6171

### CAREFREE LIVING IN THIS CENTRALLY PLACED CORNER SETTING

Perfectly placed upon an elevated corner block, this easy care property sits just moments from parkland for a peaceful setting to call home, with 4 bedrooms and 2 bathrooms across the residence, and a double garage for vehicle parking. A light filled family space ensures plenty of room for relaxation, with both living and dining around the central and fully equipped kitchen, offering complete comfort throughout. The master suite sits to the rear of the property for a premium position within, while your three further bedrooms are placed for modern functionality, with the family bathroom conveniently between. Moving to the gardens and an inviting alfresco ensures ample space to entertain, with low maintenance surrounds for maximum enjoyment, while the home benefits from a unique exterior for a welcoming appeal from the street.

Located for absolute convenience, a choice of retail facilities are just moments away, including both Stockland shopping centre and the recently opened Stargate centre, with the increasingly popular White Horse Tavern also close by for a family meal. A variety of parkland and greenspace ensures plenty of recreational opportunity, including the local basketball court and the picturesque Tamworth Reserve, while schooling and childcare facilities are easily within reach for a carefree family lifestyle. And for those in need of uninterrupted travel to the city or surrounds, the Kwinana Freeway is a quick drive away, with road and train connections also on hand.

**TYPE:** For Sale

**INTERNET ID:** 300P112935

#### SALE DETAILS

**Offers From \$799,000**

#### 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:

- Spacious master suite with an efficient reverse cycle air conditioning unit and walk-in robe, with an ensuite equipped with a dual vanity, shower enclosure and WC
- Three further bedrooms, with reverse cycle air conditioning units and built-in double robes to two
- Main bathroom with a bath, shower and vanity with storage, plus a separate WC
- Laundry with linen storage included and a secondary closet conveniently to the hallway
- Centrally placed kitchen with cabinetry to both the upper and lower, a full height corner pantry and a wraparound benchtop with the option for breakfast bar dining, plus an in-built oven, gas cooktop and integrated rangehood, and a designated recess for the fridge
- Sweeping open plan living and dining area, with plentiful windows for natural lighting, an effective reverse cycle air conditioning unit and sliding doors to the alfresco and gardens
- Tiling to the main living area and carpet to the bedrooms and theatre
- Exterior roller shutters to the bedrooms for peace and privacy within
- Sheltered and paved alfresco for outdoor living and entertaining with a skillion roof for extra height and plenty of space to relax
- Low maintenance garden with fencing to the perimeter and easy care synthetic lawn
- Stepped entry to the front of the home with a sheltered porch before the front door
- Double remote garage, accessed via a laneway to the rear of the property

Built in 2012\*, set upon a 397sqm\* block with 179sqm\* internally, this minimal upkeep property offers a family focused location, with all the essentials close at hand and a central position that is sure to appeal to many. The interior flows effortlessly between living spaces before moving outside to your inviting patio for continuous access between, while the carefully considered floorplan ensures peaceful sleeping conditions and complete functionality throughout.

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.

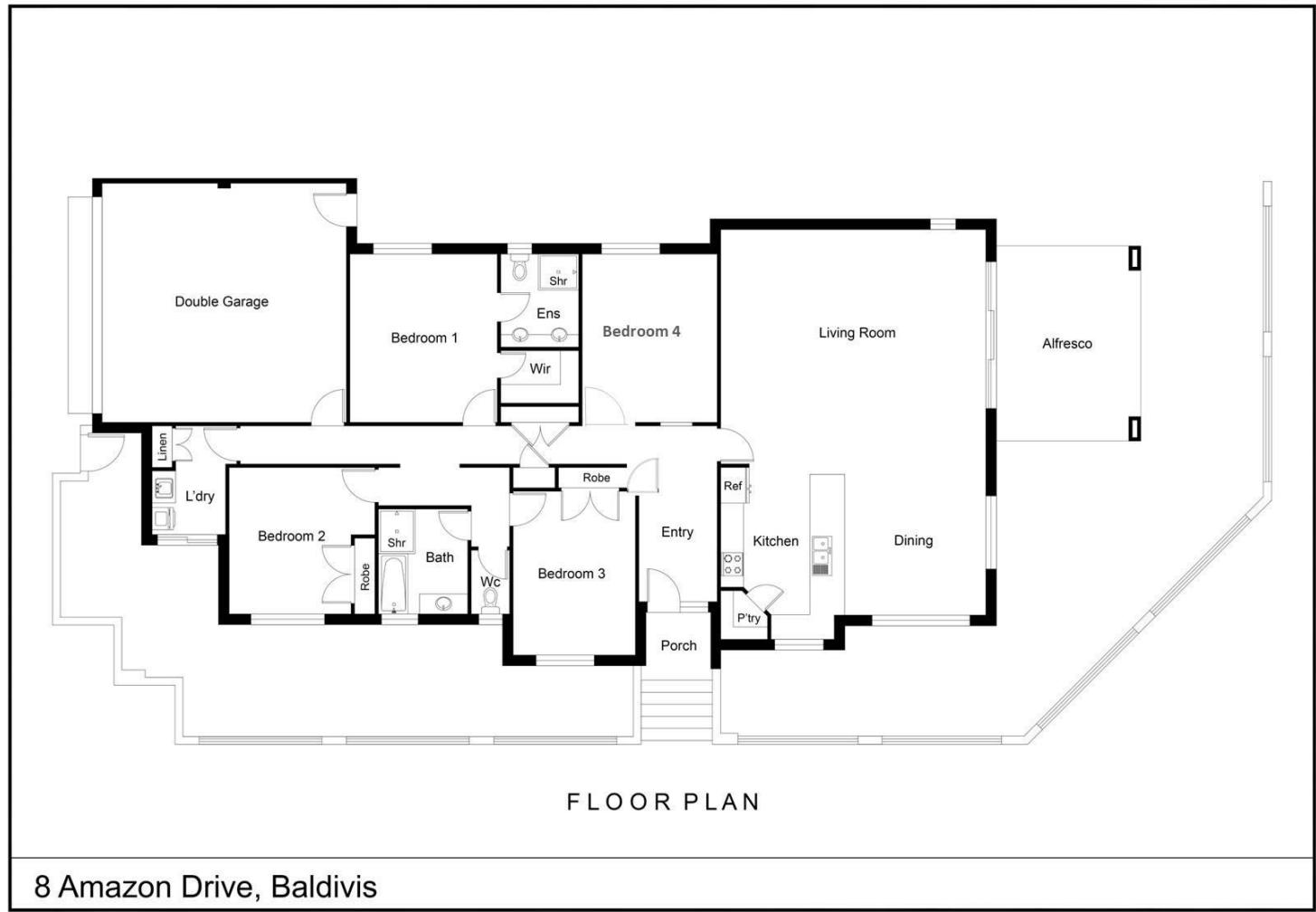
\*All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and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

- Land Area 397.00 square metres
- Building Area: 179.00 square metres

- Bedrooms: 4
- Bathrooms: 2
- Double garage







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