



14 Ghost Gum Gardens, BALDIVIS, WA 6171

FANTASTIC FAMILY HOME DIRECTLY FACING A PICTURESQUE PARKLAND

Nestled away in the heart of the much-loved Rivergums Estate and facing a beautiful parkland, this 4 bedroom, 2 bathroom family home offers bright and spacious living, with a low maintenance backyard designed for entertaining. A formal lounge awaits upon entry to the home, with your master suite directly opposite for a retreat like setting to the front of the residence. While your further three bedrooms are placed around the main bathroom and a separate activity area, making it the ideal space for the children to claim as their own, with your open plan living, dining and kitchen flowing directly to your generous and sheltered alfresco for uninterrupted access between. A lawned backyard provides room for the children or pets to enjoy, with plenty of space to gather friends and family beneath the extended patio, while your double garage sits to the front of the home, with a secondary roller door to the rear for a drive through option.

Placed directly opposite the wonderful and vast Ardea Way Reserve, you have exceptional recreational options within easy reach, with plentiful greenspace, the popular Adventure Park and picturesque lake only a short stroll away. While the family orientated position offers access to both primary and secondary schooling, plus childcare facilities within walking distance, with Stockland shopping centre just a little further to meet all your retail and dining needs. The Kwinana freeway is a quick trip away, with Warnbro train station nearby and a variety of bus links for complete connectivity throughout.

TYPE: For Sale

INTERNET ID: 300P126464

SALE DETAILS

Offers From \$799,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

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Rockingham, WA
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Features of the home include:

- Generous master suite to the left of entry, with a cooling ceiling fan, effective reverse cycle air conditioning unit and space for a seating area within, plus dual walk-in robes and an ensuite with a shower with glass screening, vanity and private WC
- Three further bedrooms, all with ceiling fans and built-in storage
- Family bathroom with a bath, shower unit and vanity
- Laundry with in-built linen closet and a separate WC within
- Modern kitchen, with a large freestanding island for breakfast bar seating, an in-built oven, gas cooktop and integrated rangehood, with cabinetry to both the upper and lower, a full height pantry and designated fridge recess, plus contemporary pendant lighting and subway tiling
- Open plan living and dining space, designed as the central family meeting point given its proximity to both the kitchen and outdoor entertaining
- Formal lounge to the front of the residence, with a large window overlooking the gardens and plenty of space to relax
- Activity space between the minor bedrooms, ideal for use as a play area, teenage retreat or even a home office
- Timber effect flooring to the main living areas and carpet to the bedrooms
- Ducted air conditioning throughout
- Under roof alfresco that extends to a secondary patio for an endless array of entertaining and relaxation, with paving throughout and shaded panels to the fence line for year round use
- Fully fenced and lawned backyard, with a border of greenery for added appeal, and a paved area for the firepit
- Sheltered porch on entry to the home
- Manicured front garden, with lawn and a curved bed of colourful plant life and greenery, including fragrant Frangipani
- Exterior roller shutter to the front of the home
- Solar panel system
- Double remote garage with a rear roller door for drive through access

Built in 2008*, set upon a 533sqm* block, with 181sqm* internally, this absolutely wonderful family home offers an executive standard of living, with the cohesive floorplan ensuring uninterrupted living between your indoor options and outdoor alfresco. While the location centers around family convenience, with all the daily essentials close at hand for a relaxed lifestyle setting.

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 533.00 square metres
- Building Area: 181.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage







