



## 33 Pavonia Parade, BALDIVIS, WA 6171

SOLD BY DAVID PARLOR

OUTSTANDING FAMILY HOME WITH OVERSIZED LIVING OPTIONS AND SPARKLING BACKYARD POOL

Sitting within the hugely popular Rivergums Estate you find this oversized and immaculate family home, offering a whopping 252sqm of internal living, the floorplan was expertly created to maximise the multiple living options, with a flexible design allowing you to create a home that truly fits your needs. The generous master suite sits to the front, with three further bedrooms toward the rear and set in their own wing, with a study or 5th bedroom completing the right side of the home, and the remainder built for entertaining, with a dedicated theatre room, separate games room and open plan living, dining and kitchen with quality fittings, and all flowing effortlessly toward the inviting alfresco setting and sparkling backyard pool.

Features of the home include:

- Contemporary kitchen, oversized by design, with extensive cabinetry including both under bench and wall mounted storage, plus a dedicated appliance hutch and vast walk-in pantry, with a 900mm in-built oven, gas cooktop and rangehood, integrated fridge recess and stone benchtops with waterfall edge and breakfast bar

**TYPE:** Sold

**INTERNET ID:** 300P152963

**SALE DETAILS**

**Offers Over \$875,000**

**CONTACT DETAILS**

**Elders Real Estate  
Rockingham & Baldivis**  
8/2-6 Council Ave  
Rockingham, WA  
08 9591 4999

**David Parlor**  
0412 734 727

- Light and bright open plan living and dining area, bordering both the alfresco and kitchen for seamless entertaining, with solid Jarrah flooring and French doors to close the area off from the remainder of the home
- Spacious theatre room, with double door entry, soft carpeted flooring and a trayed ceiling with fan
- Games room, separated from the main living via French doors, with those same Jarrah floorboards, another ceiling fan and plenty of natural light from the large window and sliding doors to the alfresco
- Home office or 5th bedroom, with carpeted flooring, and perfect as a nursery given its proximity to the master suite
- Huge master suite to the front of the home, with carpeted flooring, another effective ceiling fan and plenty of space for your own retreat within, with dual walk-in robes, fully fitted to meet all your storage needs, and a sweeping ensuite with floor to ceiling tiling, a twin vanity and glass framed shower, plus plantation shutters to the window and a private WC
- Three further bedrooms, all well-spaced, with carpeted flooring and built-in robes, with bedroom number 4 providing semi-ensuite access to the main bathroom
- Family bathroom with a bath, vanity and shower enclosure, separate WC and powder room with added storage
- Large laundry with an in-built bench and cabinetry, full height sliding door linen closet and direct access to the side garden
- Double door entry to a grand hallway, with a recessed ceiling, solid Jarrah floorboards and an extended design to emphasize the space and luxury on offer
- Zoned and ducted reverse cycle air conditioning throughout
- LED downlighting and quality window coverings to the entire property
- Sensational alfresco living, with a cedar lined roof, downlighting and ceiling fan, with paving to the floor, a gas bayonet and a poolside position, plus pull down café blinds ensuring year round use
- Glistening below ground saltwater pool, with glass fencing, solar heating, and a paved surround for yet more entertaining or relaxation, with a stunning feature waterfall
- Paving to both sides of the property, with a handy garden shed one side and sheltered roller door access from the garage the other
- Manicured front gardens, with low maintenance artificial lawn bordering the portico entry
- 18 solar panels with a 6.5kW inverter
- Alarm system
- Double remote garage

Built in 2010 and set on a 621sqm block, this outstanding property boasts an equally enviable location, with the expansive Spinifex Reserve to the end of the street, along with the multiple parks and lakes that make this suburb so special. You have childcare facilities, primary and secondary schooling within walking distance, and easy access to Stocklands Shopping Centre for all your retail, dining and entertainment needs, plus a seamless commute to the surrounding suburbs or beyond, with the freeway nearby and Warnbro train station just a little further.

Contact David Parlor today on 0412 734 727 to arrange your viewing.

#### INFORMATION DISCLAIMER:

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 621.00 square metres
- Building Area: 252.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage









