



34 Lanagan Drive, BALDIVIS, WA 6171

UNDER OFFER BY BIANCA MCKENZIE

This contemporary family home sits in a popular position within the much-loved Rivergums Estate, and offers an elevated standard of design, with quality finishes throughout, spacious living options and a good sized backyard, with more than enough room for the children and pets to enjoy. The interior provides a generous master suite, with three further double bedrooms and a central bathroom, while the floorplan meanders through a dedicated theatre room, separate study or activity area, and open plan living, dining and kitchen, with a sheltered alfresco to the rear for ease of entertaining and a variety of space for the family to call home, while for parking you have a double remote garage to the front, with a welcoming appeal from the street.

Positioned in a peaceful setting, the picturesque lakes and parkland that make this area so special are just a quick stroll from home, with Stocklands shopping centre equally close by and fully fitted with retail, dining and entertainment options, while the freeway access is only minutes away, with bus and train links both nearby. For the family, aside for the epic parks and playgrounds to the immediate surround, you have both primary and secondary schooling, along with childcare options all withing walking distance, eliminating the busy school run and ensuring laid back living for all.

Features of the home include:

TYPE: Under Contract

INTERNET ID: 300P166054

SALE DETAILS

Offers From \$749,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

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

Bianca McKenzie
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- Spacious master suite, with a large window for natural lighting, plus a walk-in robe and ensuite with a stone topped vanity, glass shower enclosure and WC
- Three fantastic minor bedrooms, all with built-in robes for storage
- Central family bathroom with a glass shower unit, bath and vanity, with a WC placed separately for convenience
- Sizeable laundry with in-built linen closet and sliding door access to the side of the property
- Modern kitchen, with a large freestanding island bench, plentiful cabinetry including a full height pantry, an in-built 900mm oven, gas cooktop and rangehood, with stone benchtops throughout
- Generously sized family hub with an open plan living and dining area, plus sweeping natural light from the abundant windows, and sliding door access to the alfresco and gardens
- Dedicated theatre room or formal lounge to the front of the home, with an open design allowing an easy flow to the main living area beyond
- Separate home office or activity space, with a range of uses available given the adaptability of the floorplan
- Tiling to the main living areas with soft carpet to the remainder
- Ducted air conditioning throughout
- Under roof alfresco area, with paving to the floor and direct access from the main living area for a seamless transition between indoor and out
- Fully fenced back garden, with plenty of lawn for the children or four legged friends to play
- Lawned front yard with a border of plant life and a contemporary exterior facade
- Double remote garage

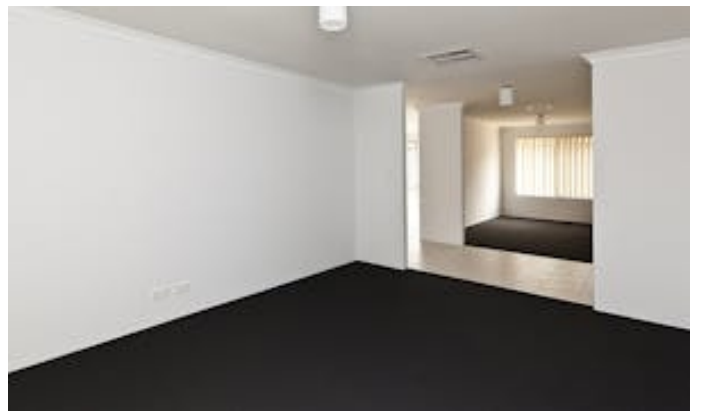
Built in 2015*, set on a 500sqm* block with 166sqm* internally, this low maintenance property offers a wealth of family living options, with a modern design that allows a flexibility in its use to best suit your unique needs, while all located in a premium and easy to access location, close to every daily necessity and a choice of parkland.

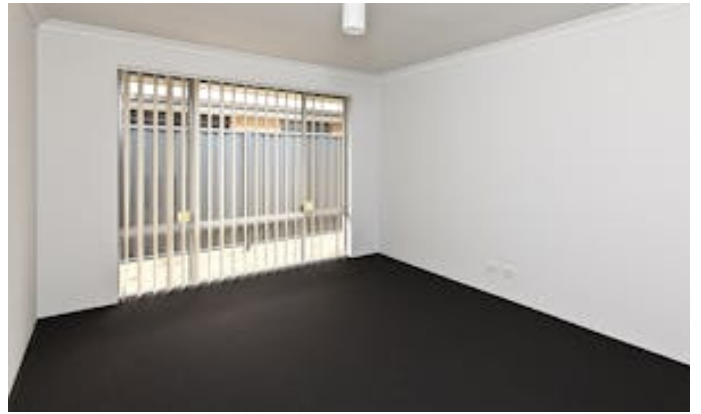
Contact Bianca today on 0422 864 960 to arrange your viewing.

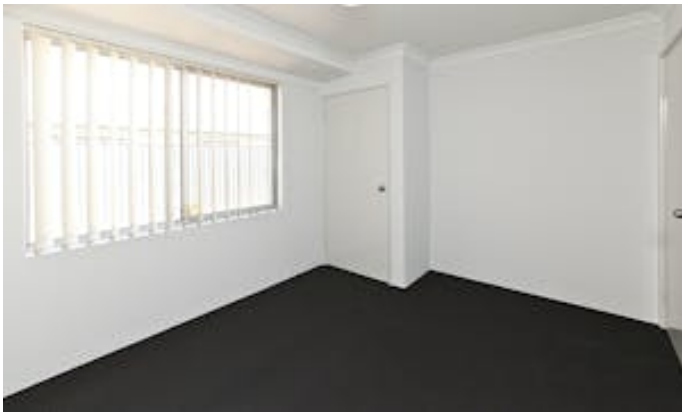
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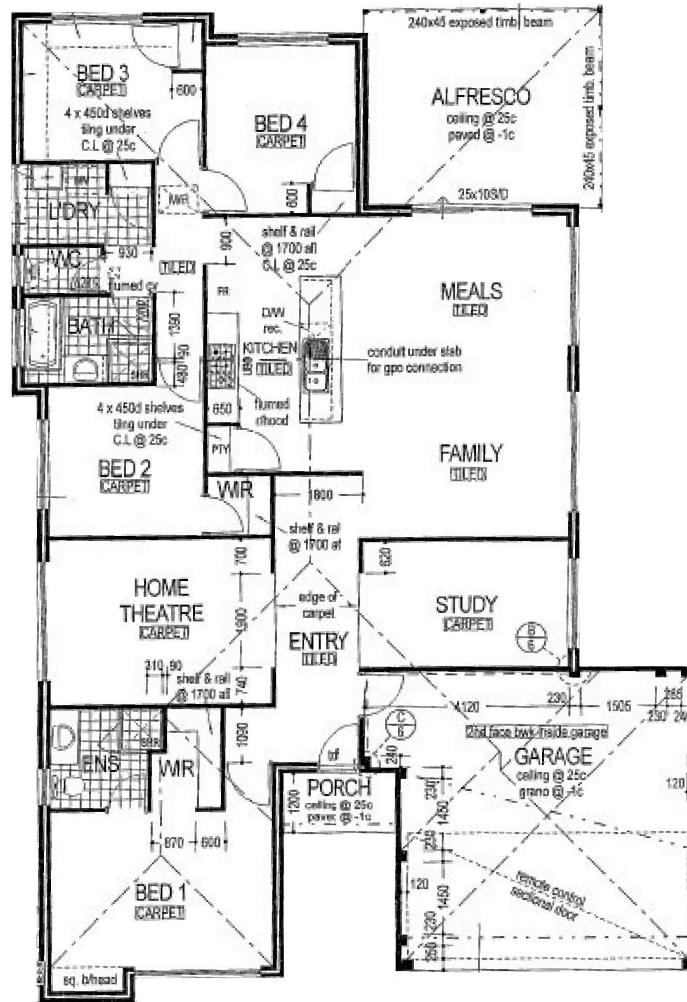
*All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should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

- Land Area 500.00 square metres
- Building Area: 166.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage









Floor Plan—34 Lanagan Drive, Baldviss