



35 Grandis Drive, BALDIVIS, WA 6171

LARGE FAMILY HOME ON 821SQM WITH POOL, EXTRA PARKING & POTENTIAL SIDE ACCESS

Set on a massive 821sqm* block, this spacious Webb & Brown-Neaves family home offers the size, parking and outdoor space that buyers are struggling to find.

Built in a time when homes were designed for real family living, this substantial residence features oversized bedrooms, multiple living areas and a functional layout with room for everyone both inside and out.

With an extra-wide driveway and substantial space to the side of the home, there is excellent potential to create side access for a boat, caravan or trailer if desired, while still maintaining generous backyard space. There is also ample room to add a large shed, making this property ideal for growing families needing flexibility and storage.

Inside, the home offers four genuinely spacious bedrooms, two bathrooms, a separate theatre room, additional games room and an expansive open-plan living area overlooking the sparkling below-ground pool and entertaining area.

TYPE: For Sale

INTERNET ID: 300P174437

SALE DETAILS

Offers From \$1,200,000

CONTACT DETAILS

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

Bianca McKenzie
0422864960

The large backyard includes multiple lawn areas for children and pets, established gardens and plenty of room to relax, entertain or further customise to suit your lifestyle.

Features include:-

- Huge 821sqm* block
- Quality Webb & Brown-Neaves built home
- Spacious family home with oversized proportions
- Potential to create side access for boat, caravan or trailer
- Extra-wide driveway with additional parking
- Potential space for a large shed
- Full security camera system
- 4 large bedrooms with built-in robes
- Separate theatre room plus games room
- Large open-plan kitchen, living and dining area
- Below-ground pool with outdoor entertaining area
- Ducted reverse-cycle air conditioning
- Solar panels
- Double remote garage
- Located close to schools, parks, shops and freeway access

Large family homes on blocks of this size are becoming increasingly rare, making this an outstanding opportunity to secure space, practicality and lifestyle for the growing family.

A must view property, contact Bianca on 0422 864 960 today.

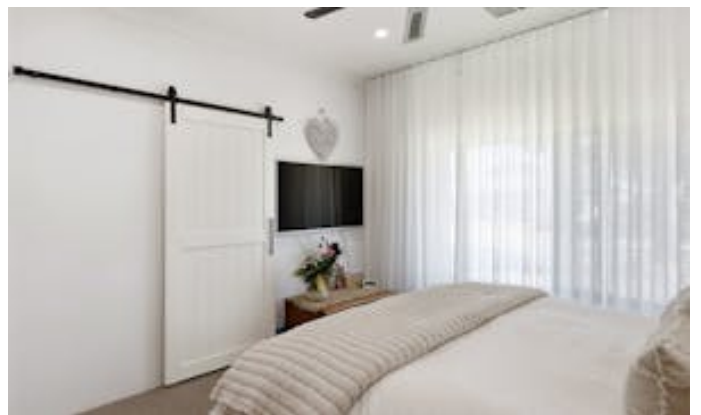
*The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, 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 821.00 square metres
- Building Area: 227.00 square metres
- Bedrooms: 4

- Bathrooms: 2
- Double garage









Floor Plan—35 Grandis Drive, Baldvis