



473 Eighty Road, BALDIVIS, WA 6171

EXCEPTIONAL RURAL OPPORTUNITY

The Open Negotiation has started. (Open Negotiation is an auction that is conducted online and allows flexible terms for qualified buyers). The property can sell at any time, contact David Parlor on 0412 734 727 immediately to avoid missing out.

Situated within a premium Baldivis setting, with all the essential amenities on the doorstep including both schooling and a popular cafe within walking distance, this incredible opportunity presents 6.09Ha of rural land to offer the very best of lifestyle living. Being sold in an 'as-is' condition, the main property occupies two levels, with 4 bedrooms and 3 bathrooms included, plus a separate study and a choice of living options throughout. The land itself was originally designed as racing stables for professional horse trainers, with a racing track around the property, along with 14 stables, 2 storerooms and a large workshop, offering all the foundations you could need to create your very own equestrian retreat. While the convenient location offers peaceful living that is sure to appeal to many, especially given its ultra central setting, along with its established shady trees and absolute tranquility for all.

The exterior of the home provides a striking appeal, with a double carport to the side and both a sheltered verandah on entry and a balcony to the upper level for rest and relaxation throughout. The ground floor opens to a tiled foyer, with a spacious formal lounge and dining space to the right, while your kitchen sits centrally and overlooks

TYPE: For Sale

INTERNET ID: 300P176662

SALE DETAILS

MUST BE SOLD!

CONTACT DETAILS

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your open plan area for living and family meals. A separate study is also placed to the lower level, with the option to utilise as a 5th bedroom if required, while your laundry and guest bathroom complete this floor. Moving upstairs and you find all four bedrooms, with the master suite benefitting from an ensuite bathroom and a walk-in robe, while a third bathroom ensures convenience of use for all.

The sweeping land is home to variety of native wildlife, including a vast array of birds and the neighbourhood kangaroos, creating a true lifestyle setting that is open to opportunity and able to be utilised in a multitude of ways. And with approximately 15 acres on offer, the potential is there to operate a home business, create a family orientated hobby farm or simply live the absolute dream where the space is endless and the children can roam free.

Located just across the road from Tranby College, with additional primary schooling and childcare equally close by, this family orientated setting offers easy access to sporting facilities, with the recently opened complex just down the road and a choice of ovals nearby. A local retail precinct provides a much-loved cafÃ© and deli, with the fully equipped Stockland Shopping Centre a quick drive further for all your retail and entertainment needs, while both Warnbro train station and the Kwinana freeway area easily reached for connectivity.

Other features of the property include:

- 2 x guest bathrooms and 1 x ensuite
- Walk-in robes to the master suite and 2 of the minor bedrooms
- Direct balcony access from the master suite
- Carpet to all bedrooms, the study and formal lounge
- Timber staircase between levels
- Skirting boards throughout
- Double carport for sheltered vehicle parking
- 14 Horse stalls contained undercover in the main stables building
- Horse racing track
- 2 x storerooms
- 8m x 6m workshop
- Bore
- Below ground pool, currently in need of restoration
- Established shade trees and fenced paddocks across the property
- 6.09Ha or approximately 15 acres of land
- Residence built in 1982
- Being sold in an 'as-is' condition with building and pest reports available on request

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

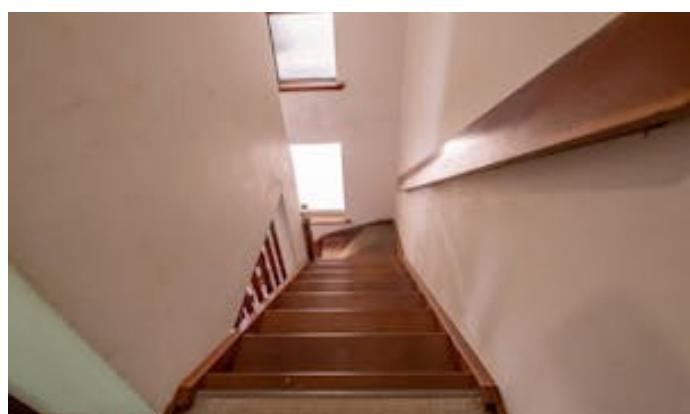
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accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via 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 6.09 hectares
- Bedrooms: 4
- Bathrooms: 3
- Double garage











GROUND FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

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