



39 Smirk Road, BALDIVIS, WA 6171

LOW MAINTENANCE LIVING ON A SPACIOUS CORNER BLOCK

Situated on a striking corner block within the heart of the Dales Estate, this spacious family home has been carefully designed with easy care living in mind, with a low maintenance backyard that wraps around the home, taking full advantage of its corner positioning and including a large, paved alfresco for gathering friends and family. Moving inside, you have a choice of living areas across a dedicated theatre room, and an open plan living, dining and kitchen, while all four bedrooms are generously sized and both bathrooms fully equipped for the family, ensuring a welcoming residence with both comfort and functionality throughout.

Positioned within walking distance to a range of parklands and both primary and secondary schooling to eliminate the busy school run and ensure laid back living for all. The Kwinana freeway, Warnbro train station and plentiful bus routes ensure a convenient setting for those with daily travel to the CBD or surrounds, while your shopping needs are well and truly taken care of across both Baldivis Square and Stockland shopping centre, with multiple retail, dining and entertainment options on hand.

Features of the home include:

- Fantastic master suite, with an effective reverse cycle air conditioning unit, walk-in

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P178939

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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robe and ensuite with a shower enclosure, vanity and WC

- Three further bedrooms, all spacious in size with built-in robes
- Main bathroom with a bath, shower enclosure and vanity with storage, plus a separate WC
- Laundry with sliding doors to the exterior for ease of drying
- Sweeping central kitchen, with stone benchtops, extensive cabinetry including both upper and lower options, and a full height pantry, with an in-built 900mm* oven, gas cooktop and rangehood, plus a double fridge recess and a lengthy breakfast bar for casual meals or entertaining around
- Generous open plan family hub, with zoned areas for living and dining, another reverse cycle air conditioning unit and sliding doors directly to the patio and gardens
- Dedicated theatre room or formal lounge, with soft natural lighting and plenty of room for family movie night
- A combination of tiling and carpet throughout
- Under roof alfresco, with paving underfoot and seamless access to the main living area within
- Fully fenced backyard that sweeps around the home, with plenty of paving for entertaining upon, plus an area of synthetic lawn for a true minimal maintenance design
- Easy care front garden with a variety of plants and greenery
- Security alarm system
- Double remote garage

Built in 2012*, set upon a 438sqm* block, with 149sqm* internally, this wonderful property was designed with low maintenance living in mind, whilst still ensuring the careful interior floorplan offers absolute comfort for the entire family, creating an appealing opportunity for a variety of buyers including families and investors, while the location provides complete convenience for all.

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 438.00 square metres
- Building Area: 149.00 square metres
- Bedrooms: 4
- Bathrooms: 2

- Double garage



