



63 Powell Road, BALDIVIS, WA 6171

PREMIUM LIFESTYLE LIVING WITH YOUR OWN SLICE OF RURAL PARADISE

Located for absolute tranquility and idyllic lifestyle living, this epic 17.5acre property is located within an extremely accessible setting, providing all the convenience you could need, with complete peace and quiet to enjoy. Fenced and gated to the front, you have a variety of paddocks across the land with established shady trees for increased appeal, along with a combination of lawned gardens and natural bush throughout. A huge, powered workshop greets you first, with a multitude of sheltered parking bays to the centre, and ideal for the vehicles or machinery, while enclosed spaces sit to either end for a work or storage option. Moving to the residence, you have a light and bright interior, with modern and contemporary fixtures across the spacious and open plan living, dining and kitchen area. While your sheltered alfresco sits to the front of the home, to take full advantage of the sanctuary like setting and cool coastal breeze. Your three bedrooms are all well-spaced for comfort and immaculately presented, with the master suite benefitting from a fully equipped ensuite bathroom, and your inviting family bathroom placed centrally for ease of use.

Positioned just a quick drive from the Kwinana Freeway, you have easy access to the surrounding area, central Baldivis or the Perth CBD, with all the essentials on hand, including a variety of schooling and childcare facilities, and plentiful retail options throughout. A wealth of recreational facilities are equally close by, with the popular Aqua Park just down the road, while the nearby suburbs of Rockingham and Secret Harbour provide an exceptional coastal appeal, with the pristine beaches easily within

TYPE: For Sale

INTERNET ID: 300P180396

SALE DETAILS

Offers Invited

CONTACT DETAILS

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Rockingham & Baldivis**
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08 9591 4999

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reach, along with the bustling foreshore and convenient boat ramp access.

Features of the home include:

- Master suite to the front of the home, with feature timber paneling, a vast open robe for storage, and a modern ensuite with floor to ceiling tiling, a walk-in shower, plus vanity and WC
- Two further bedrooms, both spacious in size with tiled flooring, and open storage to one
- Main bathroom with a large shower with glass screening, a vanity and full length tiling for a luxe effect
- Separate WC for convenience
- Laundry with direct exterior access and a linen closet to the hallway
- Central open kitchen for a country style design, with a freestanding stainless-steel oven and rangehood, plus a farmhouse sink, timber cabinetry and an island bench for casual meals
- Generously sized open plan living and dining area, with tiled flooring, a warming fire and an effective reverse cycle air conditioning unit for year round comfort
- Upgraded picture windows to flood the home with natural light and ensure uninterrupted views across the land
- Contemporary neutral décor throughout
- Sheltered patio to the front of the home, with paved flooring and a wraparound design allowing ample room to entertain
- Paved area to the rear of the residence, and a peaceful spot to sit and relax at days end, whilst enjoying your incredible surrounds
- Lush green lawn around the home for a play area to enjoy or a beautiful outlook from the residence, with mature trees throughout the entire block for shade
- Established paddocks across the land with stables for potential livestock
- Water tank
- Oversized workshop toward the front of the block, with power in place, parking opportunity and endless storage or workspace
- Gated front entry with driveway access
- Opportunity to extend the home if required, and subject to all relevant approvals
- Potential to include some equipment, subject to negotiation
- 7.1Ha or 17.5acres of land, approximately

Offering an incredible opportunity to live the rural dream, this sweeping property overflows with appeal, with never-ending potential to create a lifestyle dedicated to you and your needs, whether that be a hobby farm, a home business or just a private and peaceful setting for restful living. While the location combines the very best of absolute serenity with a central position close to all the urban highlights, ensuring the perfect blend between tranquility and convenience.

Contact Bernie today on 0433 707 633 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 and distances are approximate only and marked with an (*Asterix). Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their due diligence before entering into an offer.

- Land Area 7.1 hectares
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 1







