



## 58 Lochern Road, BALDIVIS, WA 6171

Home Open Sunday, 20th July from 11:00-11:30am

Modern and Extremely Low Maintenance 4x2 Situated in the Rapidly Booming Suburb of Baldivis!

END DATE SALE - All offers to be submitted by 5:00pm 4th August 2025, unless sold prior.

Nestled in a great family friendly location, this easy to maintain residence is perfect for potential first home buyers or those looking for an investment property.

This newly built home features 4 good sized bedrooms, 2 stylish bathrooms, well-appointed kitchen with stone benchtops, large fridge recess, butler's pantry, and heaps of storage space, open plan living design, theatre room, activity area, storage room, and laundry with ample storage.

Outside features an alfresco dining area, stylish exposed aggregate concrete, grassed backyard area, and double car garage with a shopper's entry.

**TYPE:** For Sale

**INTERNET ID:** 300P182698

### SALE DETAILS

**End Date Sale - From Mid \$700,000's**

### CONTACT DETAILS

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

**Tony Ansara**  
0410 107 787

Additional features include ducted reverse cycle air-conditioning for year-round temperature control, instant gas hot water system, and solar panels for energy savings.

Ideally located within a short distance to beautiful parklands, schools, shopping facilities, local amenities and easy access to the freeway.

Call Tony Ansara anytime with any questions or queries. A detailed property video is available upon request via Whats App on 0410 107 787.

#### Property Features

Year built 2024

Lot size 375m2\*

4 Bedrooms (Master bedroom with a walk-in robe, ensuite with quality fittings & separate toilet, Minor bedrooms with built-in robes)

2 Stylish bathrooms

Well-appointed kitchen with stone benchtops, large fridge recess, butler's pantry, and heaps of storage space

Open plan living design

Theatre room

Activity area

Storage room

Laundry with ample storage

Ducted reverse cycle air-conditioning

Solar panels for energy savings

Alfresco dining area

Exposed aggregate concrete

Grassed backyard area

Instant gas hot water system

Double car garage with a shopper's entry

#### Location Features

Nearest bus stop (Lochern Rd After Gresham Blvd) 9m\*

Park 50m\*

Stockland Baldivis Shopping Centre 2km\*

Kwinana Freeway Entrance 2.1km\*

Baldivis Medical Centre 2.5km\*

Baldivis Square 3.4km\*

Warnbro Train Station 6.1km\*

Perth 47km\*

#### Schools

Sheoak Grove Primary School 500m\*

Rivergums Primary School 2.9km\*

Baldivis Primary School 2.6km\*

Makybe Rise Primary School 4.1km\*

Baldivis Secondary College 2.4km\*

Ridge View Secondary College 6.6km\*

Mother Teresa Catholic College 7km\*

Tranby College 4.7km\*

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 375.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage











