



## 32 Wanderer Parkway, BALDIVIS, WA 6171

### CENTRALLY PLACED FAMILY HOME FOR LOW MAINTENANCE LIVING

Positioned within an elevated setting and only a few short steps from parkland, this delightful 4 bedroom, 2 bathroom home offers easy care family comfort, with a choice of spacious living options, low maintenance gardens and garaged parking for the vehicles. A dedicated theatre room is placed to the front of the home, while your open plan living, dining, kitchen and games area sits to the rear, allowing for a multitude of layouts and uses across the flexible floorplan. The master suite is also positioned to the front, for a peaceful setting away from the three further bedrooms, with both the ensuite and family bathroom fully equipped with modern fittings. And the backyard is fully fenced with minimal maintenance synthetic lawn, while a large alfresco ensures an inviting space to entertain or relax with family and friends.

Located centrally within a popular Baldivis position, the tranquil Willow Reserve is just a few steps away to offer a shaded greenspace to explore, while a variety of parkland and play equipment sits to the surrounding area for your recreational enjoyment, including the recently opened Baldivis Sporting Complex within walking distance. Both public and private schooling is within easy reach, with extensive retail and dining options across Baldivis Square with its IGA and much-loved cafes, and the favoured Stockland Shopping Centre, while road, bus and train connections ensure uninterrupted travel for those with a commute.

**TYPE:** For Sale

**INTERNET ID:** 300P183060

#### 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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Features of the home include:

- Generous master suite to the front of the home with views across the front garden, plenty of natural light and dual walk-in robes, with the ensuite equipped with a twin vanity with storage and a glass shower enclosure
- Three further fantastic bedrooms, all with built-in robes
- Centrally placed main bathroom, with a bath, shower unit and vanity, plus a separately placed WC
- Modern kitchen with a 900mm\* oven and gas cooktop, ample cabinetry including a full height dual door pantry, and a freestanding island bench for entertaining around
- Vast open plan family hub with room for living, dining and a games area within, with seamless alfresco access for uninterrupted travel between the indoor and out
- Designated theatre room to the right of entry, with double door access and the ability to close the space off for peaceful movie viewing
- Carpet to the bedrooms and theatre room
- Ducted reverse cycle air conditioning throughout
- Sheltered alfresco off the main living area, with paving that extends out and around the home to ensure plenty of space to gather a crowd
- Fully fenced backyard with synthetic lawn for a minimal maintenance design, and a garden bed to the border
- Lawned front garden with a border of greenery before the home
- Side access gate
- Paved driveway
- Double remote garage

Built in 2013\*, set upon a 551sqm\* block, with 208sqm\* internally, this well-placed and family orientated residence offers convenient living that is sure to appeal to a variety of buyers, with families and astute investors included. The park filled surrounds and central position ensure all the day-to-day essentials are close at hand, while the property itself overflows with areas for the family to gather and relax, with a low maintenance design throughout.

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 551.00 square metres
- Building Area: 208.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage







