



38 Borlaug Circuit, BALDIVIS, WA 6171

MODERN FAMILY COMFORT WITHIN THIS NEWLY CREATED AND MOVE-IN READY HOME

Located within the increasing popular Baldivis Grove Estate, this 2023 built home offers all the benefits of new build living, without any of the lengthy wait times, providing you with a move-in ready abode that overflows with contemporary touches and stylish design. Offering 4 bedrooms and 2 bathrooms, this easy care property provides comfortable living across both its spacious open plan lounge, dining and kitchen, and the sheltered and inviting alfresco that sits within the peaceful backyard. Both bathrooms are finished to an elevated standard, with all bedrooms well-spaced for the family, while a double garage awaits to the front for secure vehicle parking. The gardens to both the front and back offer a low maintenance layout, with plenty of lawn to enjoy and a border of greenery for added appeal, while the entire residence ensures modern functionality throughout.

Located just a short stroll from a meandering parkland, you have plenty of greenspace to explore, with the local childcare centre just a few steps away for a family orientated setting, while the surrounding community continues to grow and offer a vibrant and welcoming place to call home. A variety of both public and private schooling is within easy reach, along with a range of retail options, including the local Settlers Hills precinct and fully stocked Stockland shopping centre, with an endless range of retail, dining and entertainment, while public transport and road links ensure straightforward travel to either Perth itself, or to the surrounding suburbs.

TYPE: For Sale

INTERNET ID: 300P183327

SALE DETAILS

Offers From \$699,000

CONTACT DETAILS

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

Bianca McKenzie
0422864960

Features of the home include:

- Master suite to the front of the home with a large window overlooking the front yard, a spacious walk-in robe and a luxurious ensuite with a lengthy vanity, and a glass screened wet area with both a shower and a bath
- Three further fantastic bedrooms, two with built in robes
- Main bathroom with a glass shower enclosure and vanity
- Laundry with sliding door access to the side of the home for ease of drying
- Modern kitchen with a large freestanding island for casual meals, plus plenty of contrasting cabinetry, contemporary subway tiling and a dedicated fridge recess, with in-built stainless-steel appliances including an electric oven, gas cooktop, rangehood and pantry
- Light and bright family hub with generously spaced living and dining within, plus sliding doors directly to the alfresco for uninterrupted access between
- Carpet to the bedrooms and timber effect flooring to the main living areas
- Ducted air conditioning for year round wellbeing
- Modern downlighting throughout
- Sheltered alfresco to the rear garden, with an under roof design for a seamless flow throughout, plus paving to the floor and plenty of space to barbecue
- Fully fenced and sizeable backyard, with lush green lawn and a garden bed to the perimeter
- 6.6kw* Solar Panels for energy efficiency
- Lawned front garden with a border of greenery before the home
- Double remote garage with extra height and roller door access to the rear garden

Set upon a 350sqm* block, with 139sqm* internally, this superb family home combines a premium Baldivis setting, with a comfortable and contemporary residence that is sure to appeal to many, with minimal upkeep gardens, quality fixtures and fittings and a carefully created interior floorplan, that's ideal for families or professionals to call home.

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 350.00 square metres
- Building Area: 139.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage





