

12 Salisbury Loop, BALDIVIS, WA 6171

UNDER OFFER BY BIANCA MCKENZIE

Designed with style and sophistication in mind, this newly built home offers an elevated standard of family living, with every finish chosen for both durability and quality, while the layout ensures a cohesive flow across its perfectly proportioned interior. Your master suite offers a peaceful haven to retreat to, with its placement at the front of the home offering a sanctuary like space away from it all, with bedrooms 2, 3 and 4 following along the left hand side of the home. A theatre space sits between the minor bedrooms, offering a separate area for living, or an ideal space for the family to gather and watch a movie, while both the ensuite and main bathroom are finished to an impressive quality to combine both form and function within.

Your open plan family hub is the true masterpiece of the home, with the feature paneling and dramatic paintwork ensuring a welcoming space to entertain, with direct alfresco access for uninterrupted travel between, while the contemporary kitchen is complemented by a fully fitted scullery for a seamless design. Moving outside and your parking options are never-ending, with gated side access and a huge garage that offers not only secure storage of the vehicles, but also a workshop space within, while the backyard is lawned, with a generous alfresco for outdoor living.

Located within an increasing popular setting just walking distance from the Pine View Primary School, you are moments from a choice of parkland ensuring this a family

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TYPE: Under Contract

INTERNET ID: 300P183383

SALE DETAILS

Offers From \$799,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

8/2-6 Council Ave
Rockingham, WA
08 9591 4999

Bianca McKenzie
0422864960

orientated setting and a welcoming community to join, with a variety of retail and dining options all close at hand, including both Stocklands shopping Centre and Baldivis Square, and plentiful road and public transport links for those with daily travel.

Features of the home include:

- Generously sized master suite to the front of the home, with a paneled feature wall, pendant lighting and floor to ceiling window coverings, plus a huge walk-in robe and ensuite with a dual stone topped vanity, walk-in glass shower enclosure and private WC
- Three further well-spaced bedrooms, all with built-in robes for storage
- Family bathroom with a glass shower enclosure, bath and vanity, with a separate WC
- Laundry with plenty of storage, including a dedicated linen closet, and direct exterior access
- Centrally placed modern kitchen with striking cabinetry to both the upper and lower, in-built appliances including an oven, gas cooktop and integrated rangehood, with a considerable freestanding island bench for casual dining or gathering around
- Scullery nestled beside the kitchen for a seamless flow, with additional cabinetry and counterspace and a large double sink
- Spacious open plan living and dining area, with downlighting, feature wainscoting to the walls for added character and sliding door access to the alfresco
- Dedicated theatre room or formal lounge, with quality window coverings and plenty of space for the family
- Carpet to the bedrooms and theatre, with hybrid flooring to the main living areas
- Ducted air conditioning with both a touch panel and Wi Fi control
- Under roof alfresco area, with exposed aggregate flooring, a cooling ceiling fan and ample room to entertain a crowd or relax with friends
- Fully fenced backyard, with lawn for the children or pets to enjoy, and an extension of the exposed aggregate to the side of the home for access
- Modern street appeal with a striking facade featuring exposed brickwork and a sheltered portico entry
- Lush lawned front garden, with a border of greenery before the home
- 6.6kW* Solar panel system
- Wi Fi enabled security camera system for added peace of mind
- Gated side access to a hardstand for storage of the boat or additional vehicles
- Secure garage with a massive 9m* in length to include both parking for the vehicles and a workshop space

Built in just 2024*, set upon a 510sqm* block, with 197sqm* internally, this beautiful residence offers a premium family home, with careful planning and consideration across every area to ensure a cohesive style throughout, and a comfortable space for family living. Presented with a move-in ready appeal, you have every aspect of a brand new home, without any of the stress of building yourself, making this an ideal opportunity for anyone seeking a minimal maintenance and modern residence to call home.

A must view property, contact Bianca today on 0422 864 960.

*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.

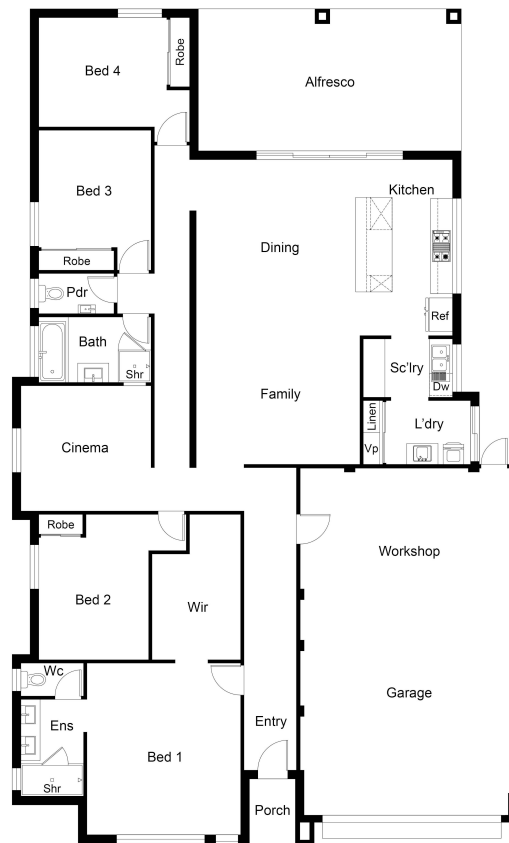
*All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 510.00 square metres
- Building Area: 197.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage









FLOOR PLAN

12 Salisbury Loop, Baldvis