



37 Climber Concourse, BALDIVIS, WA 6171

INVITING PARK FACING PROPERTY WITH EASY CARE POOLSIDE GARDENS

Directly facing a tree lined and shaded parkland, this perfectly positioned property offers a super spacious interior, ensuring maximum comfort throughout and multiple choices for relaxation. A theatre room, activity space and open plan living and dining provide plenty of opportunity to gather the family, with a central kitchen positioned as the heart of the home, while a separate study offers a work from home option for those in need. All three bedrooms are generously sized, with both bathrooms fully equipped, while the considerable floorplan provides a flexibility to the layout, allowing you the space to create a home that truly meets your needs. Moving outside, and your sheltered alfresco ensures a wonderful spot to entertain within your low maintenance surrounds, with a sparkling below ground pool for added enjoyment, while secure parking of the vehicles sits within the double remote garage to the front.

Placed within a central and much-loved setting, you are only a short stroll from the popular Baldivis Square with its various retail options and inviting cafes to enjoy, while Makybe Rise Primary School and a choice of childcare facilities are equally within reach for complete family convenience. The picturesque Colonial Reserve sits directly across the road, with extensive parkland to the surrounding streets including play equipment, lakes to meander and ample greenspace to explore, with Stockland Shopping Centre just a little further, and a range of transport connections including train, bus and road links for a straightforward daily commute.

TYPE: For Sale

INTERNET ID: 300P183443

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 to make full use of that parkland vista, with a walk-in robe and ensuite with a glass shower enclosure, extended vanity and private WC
- Two further fantastic bedrooms for the children or guests, with built-in robes to both
- Main bathroom with a bath, shower unit and vanity
- Sizeable laundry with cabinetry and counterspace
- Centrally placed kitchen, with a large, freestanding breakfast bar for gathering around, contrasting dark cabinetry and in-built stainless-steel appliances, including an electric oven, gas cooktop and rangehood,
- Vast family living and dining area, with plenty of natural light, downlighting and a contemporary colour palette for a modern feel throughout
- Games or activity area, placed just off the main living zone for a seamless flow between spaces
- Spacious theatre room, perfect for cosy movie nights or a formal lounge
- Separate home office or study, with a large window for natural lighting
- Timber effect flooring to the main living areas, activity and study, with carpet to the bedrooms and theatre
- Ducted reverse cycle air conditioning throughout
- Under roof alfresco area within the backyard, with sliding doors to the main living areas for uninterrupted access between, plus paved flooring that extends out and across the entire garden for a minimal upkeep design
- Glistening below ground pool, with a feature waterfall, glass fencing and a continuation of that paved surround
- Sheltered portico entry leading to dual front doors
- Manicured front garden, with lush green lawn and mature trees for both shade and privacy within
- Double remote garage with a paved driveway

Built in 2010*, set upon a 470sqm* block, with 205sqm* internally, this executive property offers an inviting and considerable home that is sure to appeal to a variety of buyers, with families, professionals and investors included, while the central and park facing location ensures complete convenience for all.

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 470.00 square metres
- Building Area: 205.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage









