



## 24 Carville Way, BALDIVIS, WA 6171

### DESIGNED FOR EASY CARE COMFORT AND LOCATED FOR CONVENIENCE

Beautifully presented and expertly designed for executive living, this fantastic 3 bedroom, 2 bathroom property offers quality fixtures throughout, with neutral colour tones, stylish finishes and a true attention to detail. The master suite benefits from a fully equipped ensuite, with bedrooms 2 and 3 placed conveniently around the main bathroom for accessibility amongst the children or guests, while your open plan living and dining area is situated around the kitchen for ease of entertaining. The exterior gardens have been created for minimal upkeep living, to ensure maximum relaxation throughout, including synthetic lawn to both the front and back, and a sheltered alfresco for an outdoor lifestyle.

Located perfectly for family living, the picturesque Baldvis Nature Reserve is just a few steps away, with a variety of walking trails to explore, while a choice of parkland sits in all directions to offer greenspace and play equipment to enjoy. The Baldvis Primary School is also within walking distance, with a range of shopping and dining facilities with the popular Spud Shed, recently opened Stargate Centre and Stockland Shopping Centre all within easy reach, while road and public transport connections ensure uninterrupted travel for those with a daily commute.

Features of the home include:

**TYPE:** For Sale

**INTERNET ID:** 300P183546

#### SALE DETAILS

**Offers From \$599,000**

#### CONTACT DETAILS

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

**Bianca McKenzie**  
0422864960

- Master suite to the front of the home for a peaceful setting within, with dual walk-in robes and an ensuite with a shower with glass screening, a vanity with storage and private WC
- Two further good sized bedrooms, both with built-in robes
- Main family bathroom with a bath, glass shower enclosure and vanity, with a separately placed WC
- Laundry with a full height linen closet and direct exterior access
- Modern kitchen within the heart of the main living area, with stone benchtops, an in-built 900mm\* oven, gas cooktop and rangehood, with a full height pantry, dedicated fridge recess and breakfast bar for casual dining
- Open plan living and dining area, filled with natural light for a spacious feel and with direct access to the alfresco
- Downlighting throughout
- Ducted reverse cycle air conditioning
- Timber effect flooring to the bedrooms and tiling to the main living area
- Sheltered alfresco to the rear of the residence, with a cooling ceiling fan and exposed aggregate flooring
- Fully fenced back yard with minimal upkeep synthetic lawn and a border of tropical greenery
- Garden shed for added storage
- Synthetic lawn to the front garden with a border of established succulent and cacti
- Roller shutter to the front window for peace and privacy within
- 20 solar panels with a 6.6kW inverter\*
- 12m2\* attic space with ladder for easy entry
- Single remote garage with a paved driveway for parking beforehand and roller door access to the rear yard

Built in 2016\*, set upon a 265sqm\* block, with 112sqm\* internally, this delightful property offers a low maintenance option for a variety of buyers seeking laid back living within a central Baldivis setting, while the interior was designed with the utmost care to ensure an enviable combination of functionality and comfort.

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.

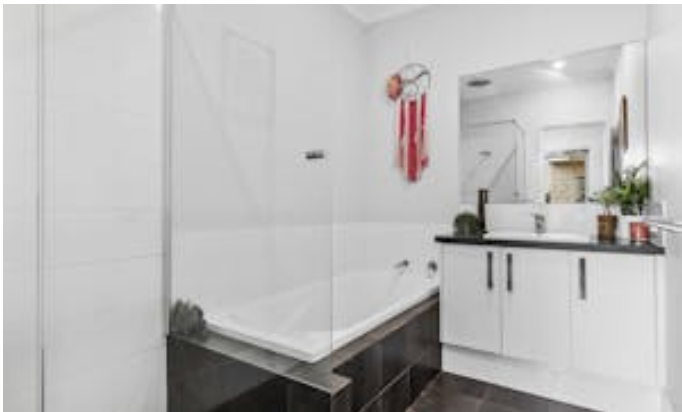
\*All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for

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 265.00 square metres
- Building Area: 112.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage

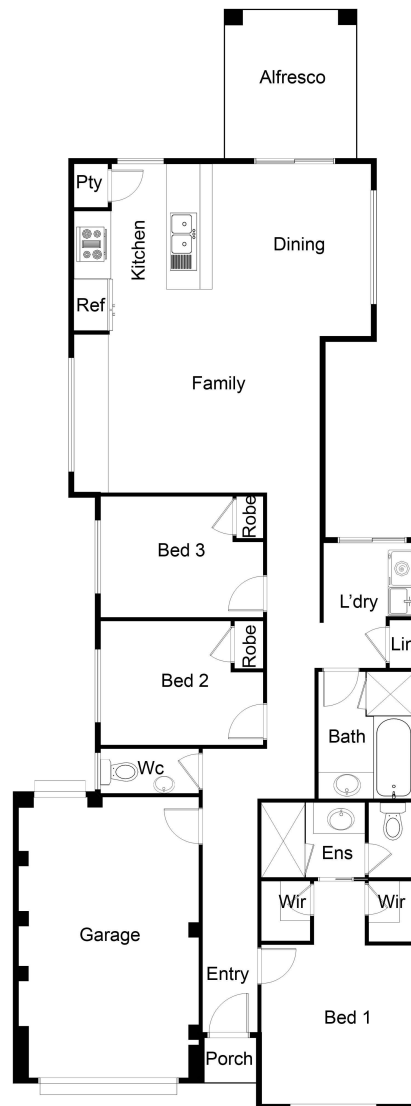












FLOOR PLAN

24 Carville Way, Baldvis