

273 Young Road, BALDIVIS, WA 6171

SOLD BY DAVID PARLOR

YOUR OWN SLICE OF RURAL PARADISE ON A PEACEFUL 6.4HA OF LAND

CURRENT BID \$1,100,000 | 6 QUALIFIED BIDDERS

The Openn Negotiation has started. (Openn Negotiation is an auction that is conducted online and allows flexible terms for qualified buyers). The property can sell at any time, contact David Parlor on 0412 734 727 immediately to avoid missing out.

Set on a whopping approximate 16 acres of land, this lush green setting offers a wealth of potential to live the dream rural lifestyle, with all the urban amenities just moments away. Being sold in an 'as-is' condition, a structural building report has been completed and is available on request, with the property equipped with 4 bedrooms, 2 bathrooms and a choice of living areas throughout. A 6m x 9m powered workshop is also included, with rainwater tanks, a bore and fencing to the surrounds, while the 1999 built home offers soaring ceilings, verandahs to all sides and ample opportunity throughout.

Your fenced and gated entry offers a winding drive through the sweeping land, with the home placed centrally within, along with a carport to the side for parking. A

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Under Contract

INTERNET ID: 300P185014

AUCTION DETAILS

6:00pm, Thursday October 2nd, 2025

CONTACT DETAILS

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

David Parlor
 0412 734 727

semi-enclosed verandah offers a choice of outdoor living options, with views across the picturesque vista, and plenty of native birds and wildlife to enjoy, including the resident kangaroos. Inside the home, your family hub offers a generous living and dining space around the central kitchen, with soaring high ceilings, exposed beams and feature stained glass windows. Ceilings fans, a pot belly fire and beautiful bay windows provide a comfortable space to relax, with the kitchen overlooking the room, including an in-built oven, plentiful cabinetry and a breakfast bar for casual meals, while a freestanding bar is built within the main living area.

A formal lounge or study offers additional space for the family, with French door entry and a ceiling fan, while all four bedrooms are placed together for a peaceful setting, with bay windows and built-in robes to all. Dual walk-in robes offer storage to the master suite, with an ensuite bathroom including a spa bath, shower and vanity, while the main bathroom sits centrally, and your laundry has an additional 3rd shower within.

Located perfectly to enjoy the very best of both worlds, you have your peaceful sanctuary setting for absolute tranquility throughout, while all the daily essentials of retail, schooling and transport links are easily within reach. Stockland shopping centre is fully stocked with retail and dining options, while a range of primary, secondary and childcare facilities ensure schooling for all ages, with quick access to the Kwinana freeway, and Warnbro train station just a little further.

Other features of the property include:

- Chandelier lighting to the main family room
- Bar area with sink to the main living space
- Linen storage to the hallway between the bedrooms
- 2 x WC's
- Electric storage hot water system
- Mature trees throughout the block and vast open spaces
- Bore and rainwater tank
- Powered workshop with concrete flooring
- Zoned rural

Contact David Parlor today on 0412 734 727 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.

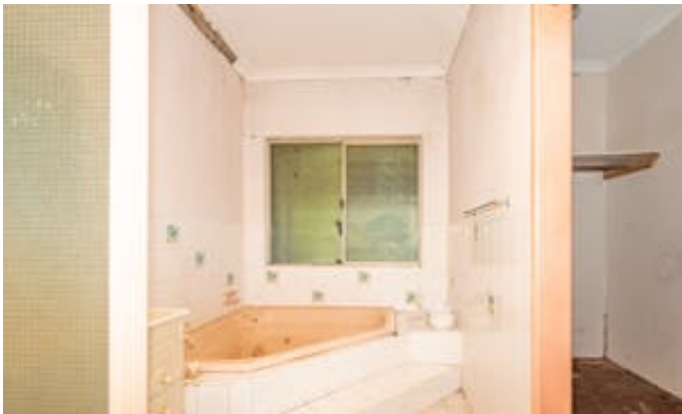
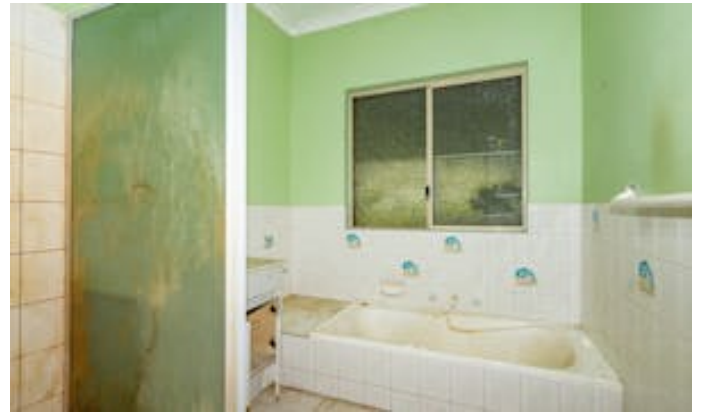
All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should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

- Land Area 6.4 hectares
- Bedrooms: 4

- Bathrooms: 3
- Single garage











FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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