



## 146 Young Road, BALDIVIS, WA 6171

PREMIUM LIFESTYLE OPPORTUNITY UPON 15.6 ACRES\* OF PRISTINE LAND

**6.31 hectares, 15.59 acres**

Offering absolute serenity, this expansive hideaway offers 15.6acres\* of land to enjoy, with unlimited potential to create the absolute dream. Located in a sought after setting just moments from all the delights Baldivis has to offer, you can truly appreciate the best of both worlds, with every convenience on your doorstep, yet complete tranquility throughout. Boasting a large shed with modern kitchen facilities, bathroom and a variety of space within, you have a choice of demountable and outbuildings across the property, with lush green land, multiple watering holes and shady trees throughout, while fenced paddocks allow for plenty of animals within, with fencing to the perimeter and gates to the entry.

Situated amongst neighbouring acreage blocks, you have an abundance of peace and quiet, with vast open land as far as the eye can see, ensuring your own slice of paradise in which to enjoy a laid back lifestyle, or to create a farmyard haven and sustainable living for the family. The fully stocked Stockland Shopping Centre is a short drive away, offering plentiful retail and dining options, with a wide range of both public and private schooling and childcare facilities all nearby. While the premium location offers easy access to the Kwinana freeway for those seeking a commute, with the bustling hubs of both Rockingham and Mandurah easily within driving distance.

**TYPE:** For Sale

**INTERNET ID:** 300P185036

**SALE DETAILS**

**Offers Invited**

**CONTACT DETAILS**

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

**Adam Dineley**  
 0450217206

Further features include:

Main shed:

- Fully fitted kitchen, with extensive cabinetry, an in-built electric oven, cooktop and rangehood, with a dishwasher, timber benchtops and under cabinetry lighting
- Large open area with a warming fire, cooling ceiling fan and effective reverse cycle air conditioning unit, with downlighting throughout and concrete flooring
- Two separate rooms, with concrete flooring to both
- Fully equipped bathroom with a shower, deep seated bath, vanity and WC, with combined laundry facilities included
- Sheltered area to the rear of the structure, offering plenty of space to gather friends or dine outdoors, with another ceiling fan and a kitchenette included
- Fenced garden to the surrounding area, with a shade sail and sweeping green lawn

Demountable:

- Kitchen facilities including an in-built oven, gas cooktop and rangehood, plus ample cabinetry for storage
- Large open space with timber effect flooring, downlighting and another effective reverse cycle air conditioning unit
- Two separate rooms, with timber effect flooring throughout
- Spacious bathroom with a shower enclosure, vanity and WC
- French doors to a small timber decked porch overlooking the land

Land:

- Fencing to the property and a gated entry upon arrival
- A variety of water tanks throughout
- Grazing fields and fenced paddocks for the animals, with established shade trees
- Chicken coop
- Range of outbuildings for parking and storage of the vehicles and equipment

Providing a truly wonderful lifestyle, this premium piece of land offers you the opportunity to design your own private haven, where peace and tranquility are your only daily soundtrack, and all the benefits of urban living are just a short drive away. With plenty of potential to build the dream home and create an entirely new life for you and your family, this outstanding opportunity is a must view.

Contact Adam Dineley on 0450 217 206 today.

\*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 6.309049 hectares















