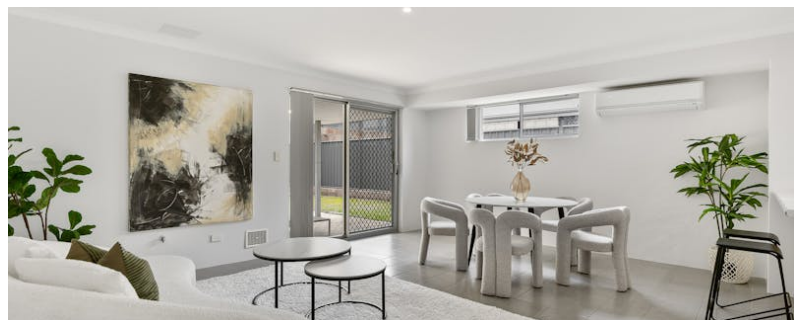




7 Reushaw Link, BALDIVIS, WA 6171

MODERN AND MINIMAL MAINTENANCE LIVING IN A CENTRAL AND SOUGHT AFTER SETTING

Beautifully presented, this well-proportioned and perfectly positioned family home offers a low maintenance design, where comfortable living flows throughout and both form and function combine. The internal floorplan provides a cohesive layout, where all four bedrooms are placed to the left of the home, leaving a dedicated theatre room and your open plan living, dining and kitchen to the remainder. While the light and bright interior offers a spacious feel, with neutral paintwork throughout and a move-in ready appeal that is sure to be a popular choice amongst families, professionals and investors. Moving outside and the backyard provides a carefree space to entertain or relax, with a sheltered alfresco to the rear of the home, and lawned gardens throughout, while your secure double carport is equipped with a roller door to the front, and direct access to the backyard.

Located within walking distance of a choice of parkland, you have plenty of greenspace to enjoy, including the nearby Baldivis Nature Reserve, with its abundant bird and plant life to explore. A range of schooling sits within easy reach, while a choice of retail options include the popular Spud Shed and the recently opened Stargate Shopping Centre with the brand new White Horse Tavern just moments away. A variety of public transport and road connections ensure ease of travel throughout, with straightforward access to the Perth CBD or surrounds, while the family orientated position provides a community setting for all.

TYPE: For Sale

INTERNET ID: 300P185189

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
0422864960

Features of the home include:

- Spacious master suite to the front of the home, with a cooling ceiling fan, a walk-in robe and an ensuite with a glass shower enclosure, vanity with storage and WC
- Three further bedrooms, all well-spaced for the children or guests, with in-built robes and ceiling fans to all
- Central main bathroom with a glass shower enclosure, bath and vanity, with a separately placed WC
- Laundry with direct garden access for convenience of use
- Modern kitchen with an in-built electric oven, gas cooktop and rangehood, with under bench cabinetry, a full height pantry and a designated space for the fridge
- Substantially sized living and dining area, with an open plan design for a modern feel, plus sliding doors to the alfresco and an effective reverse cycle air conditioning unit for year round comfort
- Dedicated theatre room or formal lounge, with a large window for natural light and an open flow to the main living area for continuous access between
- Carpet to the bedrooms and theatre and tiling to the main living areas
- Downlighting throughout
- Under roof alfresco, with paved flooring, plenty of space to relax and an outlook across the garden
- Generous backyard, fully fenced for peace of mind, with a sizeable lawn for play
- Lawned front garden for an appealing street facade
- Double carport with a secure roller door and rear access to the backyard

Built in 2012*, set upon a 461sqm* block, with 142sqm* internally, this minimal upkeep residence offers a neat and tidy home with all the modern comforts included. While the location ensures absolute convenience, and an appeal to a wide range of buyers, whether seeking laid back family living or a central base for a lock up and leave lifestyle.

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 461.00 square metres

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.

- Building Area: 165.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage







FLOOR PLAN

7 Reushaw Link, Baldvis