



23 Wilkes Loop, BALDIVIS, WA 6171

PREMIUM CORNER POSITIONING WITH A FOCUS ON COMFORTABLE CONVENIENCE

Positioned for the ultimate in convenience, this fantastic corner block sits elevated to the front for an inviting street appeal, with a fenced and gated entry to make full use of the space available and ensure absolute comfort throughout. The welcoming interior offers 4 spacious bedrooms, 2 fully equipped bathrooms and a variety of living options, with a theatre space to the front, activity or study to the rear, and your open plan family hub and modern kitchen to the centre. Your gardens wrap around the side of the home, with a sheltered alfresco to enjoy outdoor dining, with established greenery providing a peaceful and private setting to relax, while your secure double garage is placed to the rear of the residence for ease of accessibility.

Located within an easy stroll from all the local amenities of retail, dining and entertainment, your shopping needs are well and truly covered, with quick access to the Kwinana freeway or nearby road links for those with a daily commute. Warnbro train station is a short drive away, with bus connections aplenty, while both primary and secondary schooling is within walking distance, along with childcare facilities and a variety of parkland, including picturesque lakes to meander, play equipment to enjoy and extensive green space to discover.

Features of the home include:

TYPE: For Sale

INTERNET ID: 300P185201

SALE DETAILS

Offers From \$699,000

CONTACT DETAILS

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

Bianca McKenzie
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- Generously spaced master suite to the front of the home to enjoy sweeping views from the elevated standing, with a walk-in robe and an ensuite with a glass shower enclosure, vanity and WC
- Three further bedrooms, all spaced for comfort and equipped with built-in robes for storage
- Main family bathroom with a combined bath and shower, a dual vanity, and a separate WC for convenience
- Laundry with direct exterior access and in-built linen storage
- Fully fitted kitchen, with striking contrasting cabinetry, a large breakfast bar for casual meals, and an in-built stainless-steel oven, gas cooktop and rangehood, with a full height pantry and recesses for the fridge, dishwasher and microwave
- Open plan living and dining area, placed centrally to the heart of the home, with sliding door access to the patio for an uninterrupted flow between
- Formal lounge or theatre space to the left of entry, providing another area for the family to gather or relax
- Study or activity space to the rear of the residence, with direct access to bedroom no. 4, making it the perfect teenage retreat
- Carpet to the bedrooms, theatre and study, with tiling to the remainder
- Ducted air conditioning throughout
- Sheltered patio to the side of the home, with paved flooring and a peaceful setting to entertain friends and family
- Lawned garden, with established greenery to the fence line for privacy within
- Easy care front yard with a sheltered portico entry
- Gated staircase allowing access to the fully fenced front garden
- Double remote garage located toward the rear of the residence, with driveway parking beforehand

Built in 2015* set upon a 375sqm* block, with 157sqm* internally, this delightful family home offers a well thought out layout, with a variety of living options and a flexibility in its design and uses, while the premium corner setting and convenient location ensure this an inviting option for a range of interested parties, including families, professionals and investors alike.

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 375.00 square metres
- Building Area: 157.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage







