



23 Andalusian Loop, BALDIVIS, WA 6171

MODERN FAMILY LIVING WITH A SPARKLING BELOW GROUND POOL AND EXTENDED GARAGE DESIGN

CURRENT BID \$805,000 | 2 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.

Facing a natural reserve, this peacefully positioned family home occupies a spacious 549sqm block, with a glistening below ground pool to the backyard, easy care and inviting gardens and an extra wide garage, including both parking and a workspace within. Designed for modern family comfort, your living areas span a vast open plan family zone with lounge, dining and kitchen, plus a dedicated theatre space and separate activity hub across the whopping 222sqm floorplan. The master suite is placed to the front of the home to offer a secluded setting away from the living areas, with bedrooms 2, 3 and 4 all toward the rear and centered around the fully equipped bathroom.

Your lawned front garden offers an inviting contrast against the crisp white exterior of

TYPE: For Sale

INTERNET ID: 300P185870

SALE DETAILS

From \$825,000

CONTACT DETAILS

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

David Parlor
0412 734 727

the home, with a sheltered portico providing entry inside, and your secure garage offering both parking for the vehicles and an enviable storage space to the side. Your master suite is bathed in natural light, with plenty of space for a tranquil retreat within, with carpet to the floor, dual walk-in robes and an ensuite with a twin vanity, double glass framed shower and private WC. Extending further within your tiled hallway, your designated theatre room sits to the right, with dual barn door entry and soft carpet underfoot, while your main living area provides a family lounge and dining space around the modern and central kitchen. A freestanding island bench offers breakfast bar seating with feature pendant lighting above, with a walk-in corner pantry, ample cabinetry and in-built stainless-steel appliances.

The three further bedrooms surround a tiled activity space or home office, with easy access from the main living area allowing for a multitude of uses. All bedrooms are carpeted to the floor, with built-in robes for storage, while the bathroom is placed to the mid-way point and equipped with a bath, shower enclosure, vanity and WC. Moving outside to the backyard is a welcoming area with a focus on low maintenance living, with your under main roof alfresco providing a sheltered area to entertain whilst overlooking the pool. The below ground pool is solar heated for extended use, with the same paved surround from the alfresco to allow plenty of relaxation poolside, with the addition of a decked platform and synthetic lawn, alongside your glass fencing for peace of mind. And finally, your garage is equipped with a roller door to the rear, allowing access to the backyard, and additional parking or storage.

Located for convenience, you have fantastic road and public transport connections, with the Kwinana freeway just a short drive away, and Warnbro train station a little further, while a variety of shopping options ensure all the day-to-day essentials are close at hand. Both Stockland shopping centre and Baldivis Square provide plentiful retail and dining options, with popular cafes included, with a choice of nearby parkland and schooling ensuring a family focused appeal.

Other features of the property include:

- Laundry nestled beyond the kitchen with a walk-in linen closet
- Downlighting to the main living areas
- Ducted reverse cycle air conditioning throughout
- Gas storage hot water system
- Exterior roller shutters
- 5kW solar system with 24 panels
- Automatic reticulation
- Security camera and sensor lighting
- 2010 build

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 549.00 square metres
- Building Area: 222.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double 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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