



19 Maryland Way, BALDIVIS, WA 6171

MODERN AND MAINTENANCE FREE LIVING

CURRENT BID \$600,000 | 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.

Built in just 2024, this modern and minimal maintenance residence offers a contemporary layout, with quality finishes and executive styling throughout. Located within the vibrant Baldivis Parks Estate, you are just a few steps from epic parkland, with the property itself set upon a 168sqm block for easy care living. The residence provides 3 bedrooms and 2 fully equipped bathrooms, with garaged parking accessed via a laneway to the rear, while your open plan living and dining area offers a welcoming space to relax, with your kitchen positioned centrally within.

Fully fenced to the front, a small garden offers a beautiful street appeal, with synthetic lawn, dedicated beds and a walkway within the home, while the striking facade offers your first taste of the modern styling and attention to detail found throughout. Your master suite is placed to the front of the home and to the right, with sweeping natural light, carpet to the floor and a double door robe, with the ensuite offering a stone topped

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: For Sale

INTERNET ID: 300P186554

SALE DETAILS

From \$610,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

8/2-6 Council Ave
Rockingham, WA
08 9591 4999

David Parlor
0412 734 727

vanity, walk-in shower with glass screening and WC. Your main bathroom is next in line, positioned for convenience and also equipped with a shower, stone topped vanity and WC, with bedrooms 2 and 3 following on, including carpet underfoot, a built-in robe to one and sliding door access to a private courtyard from the other.

The rear of the residence is home to your open plan living and dining area, with laminated timber flooring, neutral paintwork and direct access to your courtyard garden. The kitchen overlooks the room, with modern fixtures throughout and contains an in-built 900mm oven, gas cooktop, and rangehood, with a pantry, under bench cabinetry and stone benchtops to all, including a large breakfast bar for casual meals. A low maintenance backyard offers a private space to enjoy, with yet more synthetic lawn and a paved area for entertaining, and entry to the secure double garage that sits to the rear of the home.

Situated perfectly for convenience, you have the recently opened Stargate shopping centre within walking distance, along with the soon to be completed tavern, while the vast Daintree Street Park is a few steps from home, and ensures ample recreational opportunity with extensive green space, play equipment and BBQ facilities on hand. Access to the Kwinana freeway is just moments away, with plentiful public transport links to the surrounding area, while a choice of schooling offers a family orientated appeal, with the fully stocked Stockland Shopping Centre overflowing with retail and dining options nearby.

Other features of the property include:

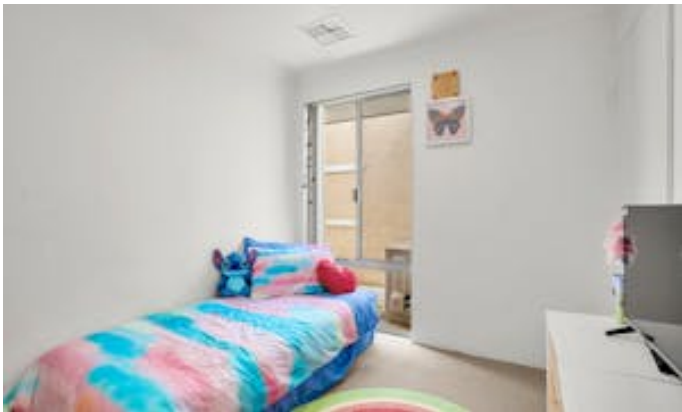
- Laundry with cabinetry and counterspace included
- LED downlighting
- Ducted reverse cycle air conditioning throughout
- Instant gas hot water system
- Security camera to the front door
- External roller shutters to the front of the home
- NBN to premises

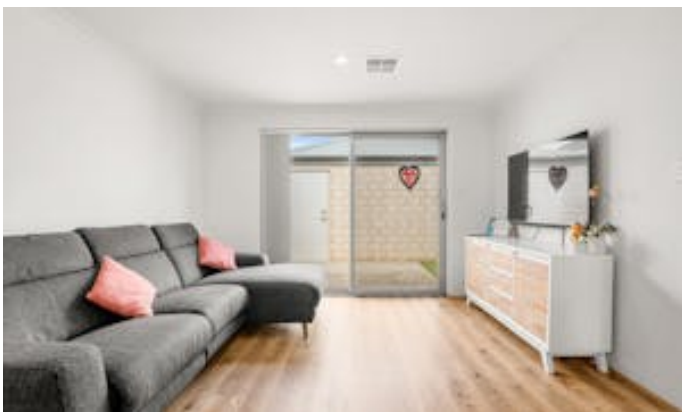
Contact David Parlor today on 0412 734 727 to arrange your viewing.

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.

- Bedrooms: 3
- Bathrooms: 2
- Double garage









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