



2 Gatum Street, BALDIVIS, WA 6171

SWEEPING FAMILY HOME WITH A SPARKLING BELOW GROUND POOL AND TRIPLE GARAGE

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.

Placed upon a generous 750sqm block in an elevated corner setting, this sprawling family home provides a vast 267sqm of internal living, with inviting poolside gardens, exceptional space to entertain and a sought after three car garage. The internal floorplan was created for complete comfort, allowing plenty of room for even the largest of families, including convenient additions such as a dedicated home office, an activity space between the minor bedrooms, and a spacious games room, with a separate theatre room and open plan family hub to enjoy. While moving outside, your sweeping alfresco setting extends along the rear and side of the residence, with views to the sparkling below ground pool and the opportunity to entertain poolside, with side access gates and rear entry from the garage to ensure complete functionality and a wide reaching appeal to a variety of buyers.

Impressive from the very first glance, your extra wide driveway offers additional parking before your triple garage, with a stepped entry into the home, while your lawned front yard is separated from the street beyond feature limestone fencing. The front of the residence is where you find your home office and master suite, with timber laminate

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: 300P187512

SALE DETAILS

MUST BE SOLD!

CONTACT DETAILS

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flooring to both, while the master suite offers sliding door access to the alfresco and a large walk-in robe. And the ensuite is oversized by design, with an extended dual vanity, a large shower with glass screening and a private WC. Your theatre room sits beyond the main foyer, with soft carpet to the floor and a projector and screen included, while your main family living and dining area follows on, with more of that timber laminate flooring, downlighting throughout, and sliding door access to the alfresco and pool beyond.

The kitchen is fully equipped with a lengthy breakfast bar for casual meals, and a newly installed 900mm oven, plus a gas cooktop and rangehood, with a corner pantry and plenty of under bench cabinetry throughout. Your games room is nestled to the side, with another set of sliding doors to the patio, allowing a seamless flow between the indoor and out, and uninterrupted access between living areas for ease of entertaining. Your three minor bedrooms sit privately with a central activity space to the centre, and are all spacious by design, with walk-in robes, while the bathroom provides a bath, shower and vanity, with a separate WC and powder room for guests.

Your vast alfresco featuring café blinds to enclose the space and ensure year-round use, with a gabled roof design and limestone flooring that extends outward to surround the fully fenced and glistening below ground pool. A lawned area runs along the side, with a feature bed of tropical plant life within, while a concrete hardstand is placed beyond the garage and access gates for additional storage and vehicle parking.

Located within the much-loved Tuart Ridge Estate, you are a short stroll from your choice of parkland, including play equipment, tennis courts and the local dog park, while the popular Baldivis Square is equally close by and equipped with various cafes, specialty stores and the handy IGA. Stockland Shopping Centre is just a little further and overflows with retail and dining options, with your local schooling facilities easily within walking distance, along with a choice of childcare, while the Kwinana freeway provides straightforward travel to the surrounds, with both bus and train connections on hand.

Other features of the property include:

- Sizeable laundry with direct access to the exterior
- Large linen closet within the activity space
- Gas bayonet point
- Ducted evaporative air conditioning across the residence
- LED downlighting throughout
- Gas storage hot water system
- 4kW solar panel system with 12 panels
- Automatic reticulation for ease of upkeep
- Below ground saltwater pool
- 2 x small sheds for storage
- 3m side access
- 2011 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 750.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 3 car 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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