



**46/18 Fifty Road, BALDIVIS, WA 6171**

**BEAUTIFULLY PRESENTED PARK HOME IN THE DELIGHTFUL LAKESIDE VILLAGE**

**PARK HOME 46, LAKESIDE VILLAGE CARAVAN PARK**

Located within the much-loved and over 55's Lakeside Village, this delightful park home sits within a beautiful setting that's surrounded by elevated gardens and complete serenity throughout. Placed for convenient, yet low maintenance living, this welcoming community offers an inviting space to enjoy a relaxed lifestyle, with a sparkling swimming pool for resident use and a well-maintained environment to enjoy. The home itself provides 2 spacious bedrooms and one fully equipped bathroom, with a light filled and open plan living and dining area, including an impressive central kitchen. Your outdoor living offers a sheltered space in which to relax amongst the tranquil surrounds, with the gardens enclosing the area for a picturesque and private outlook, while a sheltered carport awaits to the front for parking the vehicle.

Situated in a sought after Baldivis setting, you are just across the road from the scenic Lake Coo loongup and Regional Park, while you have easy access to a range of retail and dining facilities, with the popular Spud Shed a short trip away, while the newly opened Stargate Shopping Precinct and White Horse Tavern are equally close by, and of course the vast Stockland Shopping Centre just a little further. Warnbro Train Station and a variety of bus and road connections ensure ease of travel throughout, while the proximity to both Rockingham and the sensational coastline provide a premium position

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:** 300P187837

**SALE DETAILS**

**Offers From \$289,000**

**CONTACT DETAILS**

**Elders Real Estate  
Rockingham & Baldivis**

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

**Adam Dineley**  
0450217206

to call home.

Features of the home include:

- Two well-spaced bedrooms, both carpeted with fitted shelving and hanging space beyond the sliding robe doors
- Fully equipped bathroom with floor to ceiling tiling, a lengthy vanity with storage, and a shower enclosure with safety rails
- WC with a seat raiser and safety handles
- Centrally placed kitchen with extensive cabinetry and storage, a wraparound benchtop and in-built appliances including an oven and gas cooktop, with dedicated recesses for the fridge and microwave
- Generous living and dining area, open plan in design with soft carpet underfoot, a soaring pitched ceiling and an effective reverse cycle air conditioning unit for year round comfort across the entire home
- Recently repainted with new carpets installed in 2023
- Additional attic storage, with a separate cupboard for stowage to the outside
- Accessibility ramps to both sides of the home
- Elevated porch on entry, providing another space to sit and enjoy your surrounds
- Peaceful patio to the rear of the home, sunken within the gardens for a secluded position, with paved flooring and an outlook across the backyard, plus direct access from the front of the property
- Multi level gardens, with a variety of beds and established trees and plant life, with full reticulation via the bore for ease of upkeep
- Large, powered shed
- Water tank within the gardens
- Fire retardant cladding
- Dedicated parking for two vehicles, with paving to the front and a sheltered single carport
- Sale includes a range of appliances and furniture, to be discussed

Offering low maintenance living in a centrally placed and close-knit community, this wonderful opportunity provides an inviting space to relax and enjoy, with both quality and comfort throughout. The location ensures every essential is close at hand, while the park itself provides landscaped grounds and that glistening pool to utilise, with the tranquil setting ideal for those seeking peaceful surrounds and easy care lifestyle living.

Contact Adam Dineley today on 0450 217 206 to arrange your viewing.

Buyer note: the sale includes building, improvements and chattels only (there are no land entitlements included)

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: 2
- Bathrooms: 1
- Car Parks: 1
- Single carport









