



## 80 Young Road, BALDIVIS, WA 6171

UNDER OFFER BY ADAM DINELEY

PREMIUM LIFESTYLE LIVING ON 15.6 ACRES OF RURAL LAND

Set upon a vast 15.6 acres\* of rural land, this exceptional opportunity offers a true lifestyle setting to raise the family, with every convenience of urban living just a short trip away, and complete tranquility throughout. The residence has been designed to fit the natural landscape with a combination of rich timbers, exposed brickwork and rammed earth throughout, while the inviting 222sqm\* of internal space provides complete comfort, with 5 bedrooms, 2 bathrooms and a choice of flexible living areas within. Your main open plan hub provides a soaring vaulted ceiling and offers both living and dining around the central kitchen, with access directly to the sheltered patio for a seamless flow throughout, and an ideal spot to entertain or simply enjoy your outstanding surrounds. A large verandah runs along the front of the home, ensuring yet more vantage points across the land, with a double carport for the vehicles, while back inside, your bedrooms are all generously sized, with both bathrooms fully equipped, and an additional space with options for use including a study, additional living or a 6th bedroom. A huge shed provides equipment storage and additional parking for the vehicles, while the land itself is shaded from the mature trees that roam throughout, with plenty of lawn and established garden beds around the residence.

Located in a premium setting for rural living, yet moments from central Baldivis and its

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**TYPE:** Under Contract

**INTERNET ID:** 300P188156

**SALE DETAILS**

**Offers From \$1,600,000**

**CONTACT DETAILS**

**Elders Real Estate  
Rockingham & Baldivis**

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

**Adam Dineley**  
0450217206

extensive retail and dining options, you have all the daily essentials close at hand, whilst maintaining complete seclusion at home. Both Stockland Shopping Centre and Baldivis Square are easily within reach and provide a range of shopping options, cafes and specialty stores, while a choice of schooling and childcare facilities are equally nearby. The Kwinana freeway is a short hop away for ease of connectivity, while the bustling centres of both Secret Harbour and Rockingham are just a little further and offer pristine beaches, crystal clear ocean waters and an abundance of entertainment to explore.

Features of the home include:

- Inviting master suite, with carpet to the floor, a ceiling fan overhead and an air conditioning unit for comfort, with an ensuite equipped with a shower, vanity and WC
- Four minor bedrooms, all carpeted with cooling ceiling fans for year round comfort
- Family bathroom with a bath, shower, vanity and private WC
- Large laundry with direct exterior access for ease of use
- Centrally placed kitchen within the family hub, with wraparound timber cabinetry and storage, a freestanding stainless-steel oven, and plenty of counterspace, with a picturesque viewing window across the land
- Spacious open plan living and dining, with access to both the front verandah and rear patio, with a feature vaulted ceiling including timber paneling and exposed beams, plus cooling ceiling fans and both a warming fire and effective reverse cycle air conditioning unit
- Generously spaced additional living option, home office or 6th bedroom, with timber flooring and paneling to the ceiling, plus an air conditioning unit, ceiling fan and large corner window for natural lighting
- Large patio to the rear of the residence, with brick paving to the floor, an extended pergola for additional space and uninterrupted views of the land from its elevated positioning
- Sheltered verandah to the front of the home, also brick paved underfoot and offering plenty of space to rest and relax
- Lush lawned gardens around the home, with colourful plantings upon entry and established trees for both shade and appeal
- A variety of fenced paddocks across the extensive land with mature trees throughout and a native and natural outlook
- Enclosed double carport attached to the home
- Large water tank
- Enormous shed with concrete flooring and extra height openings for the vehicles, machinery or caravan, with driveway access beforehand
- Large hard stand out the back, perfect for truck/machinery owners

Built in 1995, this outstanding residence offers not only a new home, but a complete new lifestyle too, with room for animals, a home business or just relaxed family living across the extensive 6.31Ha\* of land. The home has been designed to meet the needs of family life, with a flexibility in its usage and a layout that can be adapted to suit your individual needs, while the central living space serves as the heart of the home, and a relaxed setting to gather with friends and loved ones.

A must view property, contact Adam Dineley on 0450 217 206 today.

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 15.59 acres
- Building Area: 222.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Double garage



















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