



30 Wollomai Road, BALDIVIS, WA 6171

IMMACULATE FAMILY HOME WITH YOUR OWN GLISTENING POOLSIDE RETREAT

Modern, stylish and instantly appealing, this absolutely incredible family home overflows with exceptional quality and design to offer a move-in ready abode that's perfectly placed for carefree living. Engaging from the very first glance, your spacious internal floorplan provides a wealth of living options, with a home office, dedicated theatre room and activity area, while your main family hub offers complete comfort across its lounge, dining and impressive kitchen. All four bedrooms are spaced for family convenience, with both bathrooms fully fitted and contemporary in design, while moving outside a decked alfresco ensures plenty of relaxation and a continuous flow between your indoor and out. The backyard has been carefully created for minimal upkeep and features a glistening below ground pool for a resort like effect, while the front of the residence provides a sheltered porch and another spot to sit and savour your surrounds.

Located within the sought after Tuart Ridge Estate, this central and much-loved setting offers easy access to all of life's essentials, with the beautiful park, lake and play equipment of the Barri Barri Reserve just a few steps away, with an enclosed dog park and tennis facilities included, while the popular Baldivis Square is a short stroll in the other direction for retail and dining opportunity. A choice of schooling and childcare is also easily within walking distance, with fantastic road and public transport links for connectivity throughout, ensuring this a laid back setting for family life and an appealing choice to many.

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: 300P188479

SALE DETAILS

Offers From \$1,100,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**
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Rockingham, WA
08 9591 4999

Bianca McKenzie
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Features of the home include:

- Peacefully placed master suite, with a cooling ceiling fan, a fully fitted walk-in in robe with both hanging space and drawers, plus a luxurious ensuite with a twin stone topped vanity, a walk-in shower with glass screening and floor to ceiling tiling
- Three further well-spaced bedrooms, all with built-in robes and a ceiling fan to one
- Family bathroom with a bath, shower enclosure and a stone topped vanity with storage, with plantation shutters to the window
- Separate laundry with a timber benchtop and cabinetry, paneling to the walls and sliding door access to the side of the home
- Stunning central kitchen, fully fitted with contrasting cabinetry, a freestanding island bench with waterfall edge and quality inbuilt-appliances including an oven, gas cooktop and integrated rangehood, with recesses for the fridge, dishwasher and even a bar fridge for a seamless design throughout
- Generously spaced family hub with open plan living and dining, including a warming fire, plantation shutters to the windows and feature pendant lighting
- Large theatre room, with more of those stylish plantation shutters, an open flow to the main living area beyond and plenty of space for the family to gather
- Dedicated home office to the front of the home, with French door entry
- Activity space with direct access to the exterior deck and gardens
- Welcoming entry foyer into the home
- Ducted air conditioning throughout
- Timber flooring to the main living areas and master suite, with soft carpet to the minor bedrooms, study and theatre
- Inviting alfresco to the side of the home, positioned under the main roof for an uninterrupted flow between, with a feature recessed ceiling, cooling fan and timber decking, plus exterior café blinds to completely close the area off and ensure use in all seasons
- Sparkling below ground pool with a honed concrete surround for poolside entertaining and glass fencing for peace of mind
- Fully fenced and easy care backyard, with a blend of lawn and synthetic turf, plus a handy garden shed for storage
- Impressive street appeal, with lawned gardens and a central pathway to your elevated and inviting porch
- Solar panel system
- Double remote garage with a lengthy exposed aggregate driveway for additional parking

Built in 2015*, set upon a 604sqm* block, with 227sqm* internally, this immaculate family home provides absolute comfort across a multitude of living options both within the residence and gardens, with every detail carefully considered and chosen for both quality and functionality. While the location ensures a convenient and family orientated appeal, with schooling, parkland and retail facilities just a few steps from home.

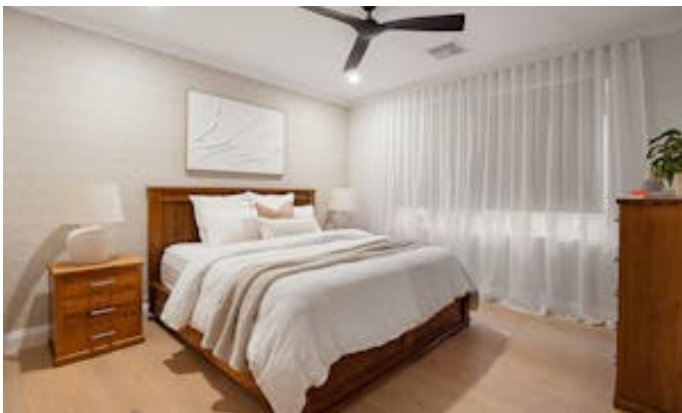
Contact Bianca today on 0422 864 960 to arrange your viewing.

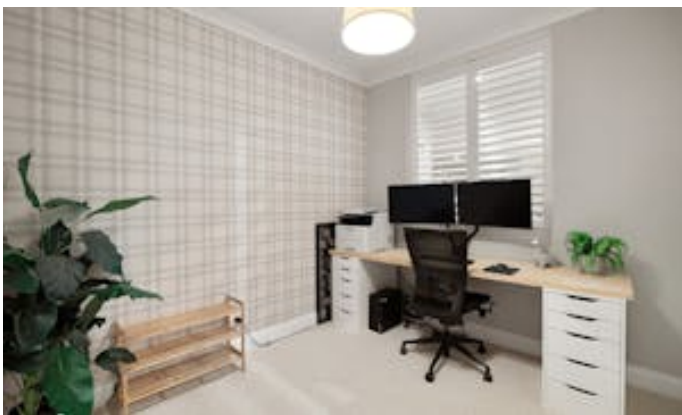
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*All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a 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 604.00 square metres
- Building Area: 227.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage











FLOOR PLAN

30 Wollomai Road, Baldivis