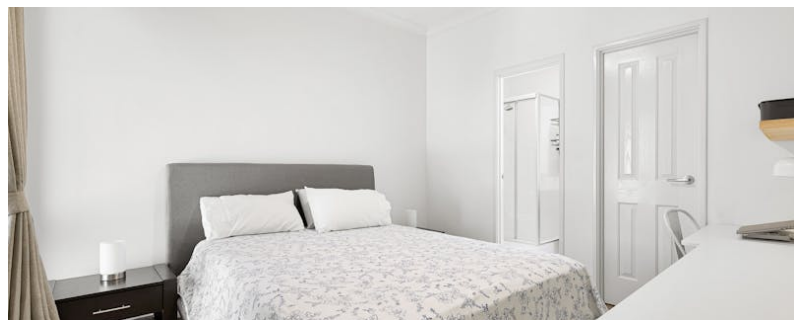
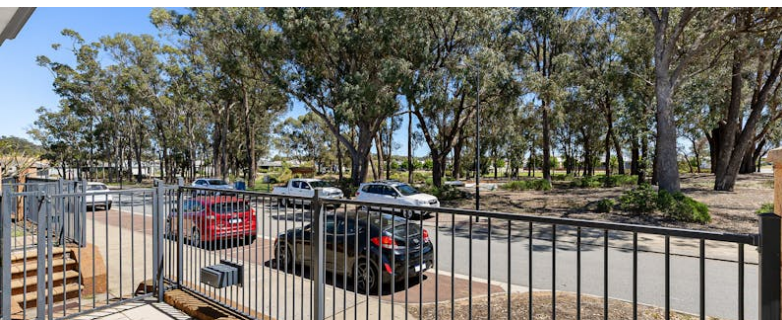




26 Splendour Road, BALDIVIS, WA 6171

EASY CARE LIVING IN A PREMIUM PARK FACING POSITION

Overlooking a beautiful, tree lined parkland, this absolutely wonderful cottage style home overflows with easy care comfort, with 3 well-spaced bedrooms and 2 fully equipped bathrooms throughout. Fully fenced to both the front and back, a courtyard garden meets your arrival, with the paved rear yard designed for minimal upkeep entertaining, while your two vehicle carport is reached via a laneway beyond the property for secure parking. Inside the residence, modern styling flows throughout, with a low maintenance layout that is sure to appeal to many, with the front of the home providing access to your three bedrooms, including a generous master suite with ensuite bathroom. While moving further beyond, your open plan living and dining space surrounds the fully fitted and contemporary kitchen, allowing a relaxed setting for family and friends, with direct access to the rear yard for an indoor to outdoor flow.

The tranquil Firebrand Gardens directly face the home to offer plenty of shaded green space, with barbecue facilities and a seating area included, while a variety of parkland awaits to the surrounding area, including the Baldivis Nature Reserve. A choice of schooling is easily within reach for laid back family living, with a range of retail options including the nearby and popular Spud Shed, and the recently opened Stargate Shopping Centre, while access to the Kwinana Freeway and various public transport links ensure ease of connectivity throughout.

TYPE: For Sale

INTERNET ID: 300P189028

SALE DETAILS

Offers From \$649,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**
8/2-6 Council Ave
Rockingham, WA
08 9591 4999

Bianca McKenzie
0422864960

Features of the home include:

- Spacious master suite with a cooling ceiling fan, walk-in robe and an ensuite with a glass shower enclosure, vanity and WC
- Two further bedrooms with built-in robes and ceiling fans to both
- Large family bathroom with a glass shower unit, bath and a lengthy vanity with storage, plus WC
- European style laundry nestled beyond sliding doors
- Separate kitchen, with extensive cabinetry and storage, plentiful bench space and in-built stainless-steel appliances including an oven, gas cooktop and rangehood, with a dedicated fridge recess and a corner walk-in pantry
- Open plan living and dining area, with an efficient reverse cycle air conditioning unit, downlighting and sliding doors to your rear courtyard garden
- Tiling to the main living areas and timber effect flooring to the bedrooms
- Low maintenance outdoor living to the rear of the residence, with a courtyard garden that's paved in its entirety
- Handy garden shed
- Paved garden to the front of the home with space to sit and enjoy those parkland views
- Elevated to the front, with a fully fenced and gated entry
- Two vehicle carport to the rear of the residence, with secure roller door access

Built in 2015*, set upon a 210sqm* block, with 103sqm* internally, this modern and minimal maintenance home offers an appealing opportunity to anyone seeking convenient, yet comfortable living in the heart of Baldivis. The location ensures all the day-to-day essentials are easily within reach, while the home itself provides a move-in ready appeal, with a floorplan designed to cater to a variety of buyers searching for easy living.

Contact Bianca today on 0422 864 960 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 210.00 square metres
- Building Area: 103.00 square metres
- Bedrooms: 3

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.

- Bathrooms: 2
- Car Parks: 2





