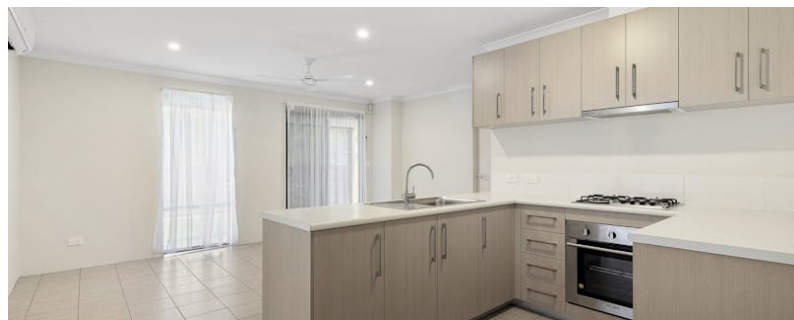
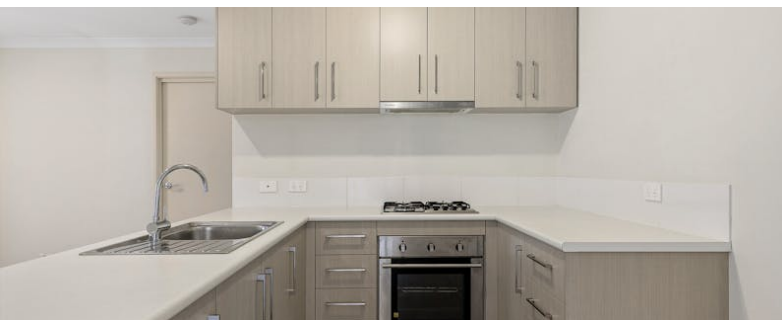




## 6/71 Kingaroy Drive, BALDIVIS, WA 6171

### PERFECTLY PLACED FOR EASY CARE CONVENIENCE

With views across the incredible Tamworth Wetlands and absolute convenience to the local shopping and dining precinct, this premium, minimal maintenance unit offers the very best of laid back living, with an easy care design that combines both comfort and functionality. The master bedroom is equipped with semi-ensuite access to the bathroom, with the secondary bedroom close by for ease of access, while your main living, dining and kitchen is a light and bright space, with sliding doors to a private and peaceful garden to enjoy those parkland views. For parking, you have a single carport with roller door and drive through entry, with a separate storeroom for added benefit, while the secluded complex offers community minded living in a well-placed and popular setting.

Nestled within easy distance of both the newly opened Stargate Centre and the established Stockland Shopping Centre, you have a variety of retail, dining and entertainment options all within reach, while a choice of greenspace surrounds you with the Tamworth Reserve, wetlands and plentiful parkland to choose from. The Kwinana freeway is a short drive away, while bus connections and the Warnbro train station ensure an easy commute for those in need, with schooling and childcare facilities nearby, providing a much-loved location that is sure to suit a wealth of potential buyers.

#### Features include:

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:** 300P189280

#### SALE DETAILS

**Offers From \$549,000**

#### CONTACT DETAILS

**Elders Real Estate  
Rockingham & Baldivis**

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

**Bianca McKenzie**  
0422864960

- Spacious master bedroom with a cooling ceiling fan, an open robe recess for storage and semi-ensuite access to the bathroom
- Secondary bedroom with another ceiling fan, and the potential to use as a study or additional living if preferred
- Central bathroom with a glass shower enclosure, vanity and WC, with a combined laundry with additional sink and direct garden access
- Contemporary kitchen with a large breakfast bar for casual dining, plentiful cabinetry with both under bench and wall mounted options, and in-built stainless-steel appliances including an oven and gas cooktop
- Open plan living and dining area, with an effective reverse cycle air conditioning unit, ceiling fan and direct access to the patio and garden
- Tiling to the main living areas with carpet to the bedrooms
- Sheltered patio to the rear of the home, with an exterior blind and paving to the floor that extends along the residence, providing plenty of space for entertaining
- Easy care garden, with views to the wetlands opposite
- Freestanding brick built storeroom
- Solar panel system
- Alarm system for peace of mind
- Single carport with roller door and drive through access

STRATA FEES \$165.55 PER QUARTER

Built in 2016\*, and set on a 134sqm\* block, this fantastic unit offers well-maintained and move-in ready living, with the setting ideal for first time buyers, professionals, remote workers and investors all seeking laid back comfort. The interior floorplan was designed with quality inclusions, with the easy care design promoting a cohesive flow between the indoor and out, while the location ensures the ultimate in convenience.

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 134.00 square metres

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- Building Area: 60.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1









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