



39 Mallard Way, BALDIVIS, WA 6171

EASY CARE FAMILY LIVING IN A CENTRAL AND CONVENIENT SETTING

Offering all the comfort and convenience you could need, this wonderful and low maintenance property sits within a central Baldivis setting, with schooling, shopping and parkland to the surrounds, and spacious family living throughout. The gardens to both the front and back provide a relaxed setting, with lawn to both and a generous sheltered alfresco within the rear yard, creating a peaceful and private space to entertain or gather the family. Inside the home, the modern floorplan sees a choice of living options with a formal lounge or theatre space to the front of the residence, and your open plan family hub beyond, with space for living and dining around the large kitchen. Equipped with 4 bedrooms and 2 bathrooms, your master suite is placed separately from the minor bedrooms, to ensure a retreat like setting toward the front of the home, while all offer well-spaced surrounds for rest and relaxation and storage throughout.

Situated just a short stroll from a choice of parkland, you have plenty of greenspace and play facilities to the neighbouring area, with a range of schooling also close at hand to ensure a family orientated feel, and a community setting to call home. A variety of retail options are found to both Stockland Shopping Centre and Baldivis Square, with popular cafes and dining options included, while for those with daily travel to the CBD or surrounds, you have Warnbro train station, the Kwinana freeway and various bus links all on hand for convenient connectivity.

TYPE: For Sale

INTERNET ID: 300P189762

SALE DETAILS

Offers From \$849,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**
8/2-6 Council Ave
Rockingham, WA
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Features of the home include:

- Inviting master suite to the front of the home, with large windows for natural lighting and views to the garden, with a walk-in robe and an ensuite with a shower enclosure, vanity and WC
- Three further fantastic bedrooms, all spaced for comfort, with either walk-in or built-in robes for storage
- Main family bathroom with a shower enclosure, bath and vanity, plus separate WC
- Separate laundry with a walk-in linen closet
- Centrally placed kitchen, with a large breakfast bar for casual meals, ample cabinetry and storage including a full height pantry, and an in-built wall oven and gas cooktop
- Substantially sized family hub with living and dining included, and complete flexibility in its layout, with downlighting throughout, sweeping natural light and sliding door access to the patio
- Theatre space or lounge to the front of the home, with an open design to the main living area for a seamless flow between
- Ducted air conditioning throughout
- Bamboo flooring to the main living areas and carpet to the bedrooms
- Generous patio to the rear of the residence, allowing relaxed alfresco dining or entertaining, with concrete flooring that sweeps around both sides of the home for additional space to enjoy
- Fully fenced and minimal maintenance backyard with easy care lawn for the children or pets to play
- Lawned front garden with a soaring tree to the curb for added shade and appeal
- Double remote garage

Built in 2006*, set upon a 500sqm* block, with 186sqm* internally, this well presented and expertly maintained property offers a move-in ready option for anyone seeking laid back functionality, with the central and convenient location ensuring ease of access to all the essential amenities, and an appealing option for many, with families, professionals and investors at the forefront.

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 500.00 square metres
- Building Area: 187.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage



