



13 Toparoa Street, BALDIVIS, WA 6171

IMMACULATE FAMILY LIVING IN A SOUGHT AFTER AND CENTRAL SETTING

CURRENT BID \$900,000 | 1 QUALIFIED BIDDER

The Openn Negotiation has started. (Openn Negotiation is an auction that is conducted online and allows flexible terms for qualified buyers). The property can sell at any time, contact David Parlor on 0412 734 727 immediately to avoid missing out.

Placed in an elevated setting with absolute convenience on the doorstep, this exceptional family home offers a whopping 264sqm interior floorplan, with 5 bedrooms, 2 bathrooms and a variety of living options throughout. Designed for contemporary comfort, the floorplan was created to ensure ample space for even the largest of families, with executive styling, quality finishes and attention to detail across the entire residence, while a flexibility exists to create a home that truly meets your needs. The modern kitchen is the central meeting point, with a spacious living and dining area to the surrounds, plus a separate games room and dedicated theatre space for added appeal. While the gardens offer a huge alfresco setting within the backyard, with feature timber accenting and plenty of space to entertain a crowd, with the 631sqm block low maintenance in design, providing carefree outdoor living, with lawn and a children's cubby house included.

TYPE: For Sale

INTERNET ID: 300P190001

SALE DETAILS

From \$925,000

CONTACT DETAILS

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

David Parlor
0412 734 727

Your exposed aggregate driveway leads to your double remote garage, with the manicured and lush lawned garden offering an instant street appeal. A sheltered portico guides you inside, where your spacious master suite sits to the left, furnished with soft carpeting, a fully fitted walk-in robe and luxurious ensuite with an extended dual vanity, glass shower enclosure and private WC. Opposite here sits bedroom no.5, or a potential activity room or study, with soft carpet and a double built-in robe included, while your generous theatre room follows on with a corner window for natural lighting. Your open plan living and dining room is a spectacular space for the family to relax, with a soaring vaulted ceiling, integrated gas fire and solid Marri flooring, while the contemporary kitchen overlooks the area for ease of entertaining.

The kitchen offers an extensive range of cabinetry and storage, with a contrasting colour scheme for added appeal, plus stone benchtops that include the freestanding island bench with waterfall edge, while your in-built appliances are stainless-steel, with a viewing window to the gardens and recesses for the fridge, dishwasher and microwave. A games room sits to the rear, providing yet another space to relax, while your three further queen sized bedrooms are all placed within their own section for peace and quiet, with double built-in robes and a fully equipped bathroom positioned between. The alfresco is just as inviting as the interior living, with decking to the floor and a timber lined and gabled roof, with in-built bench seating and plenty of room to enjoy with friends and family whilst overlooking the lush tropical greenery. While finally, the backyard offers a choice of lawned areas, with a paved perimeter around the home, and a cubby house and sandpit included.

Located for the ultimate in convenient family living, you are just a short stroll from the popular Baldivis Square, with its variety of cafes, handy IGA and specialty stores, with Makybe Rise Primary School equally close by and a range of childcare options. The larger Stockland shopping centre is just a little further, with a full range of retail and dining options, while a choice of parkland sits in all directions ensuring plenty of greenspace and play equipment to explore, with road and public transport links easily within reach for those seeking straightforward travel arrangements.

Other features of the property include:

- Separate laundry with cabinetry and counterspace included, alongside a dual door linen closet
- Main family bathroom with a glass shower enclosure, bath and vanity
- Temperature regulated water to the family shower
- Private 2nd WC
- LED downlighting throughout
- Ducted reverse cycle air conditioning
- 2 x gas hot water systems (instant and storage)
- 5kW solar panel system with 16 panels
- Automatic reticulation to the front of the home
- Manual reticulation to the backyard
- Security alarm system
- Built by Webb & Brown-Neaves in 2010

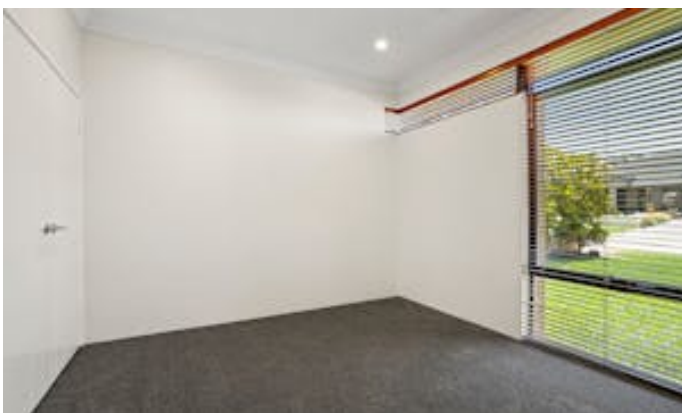
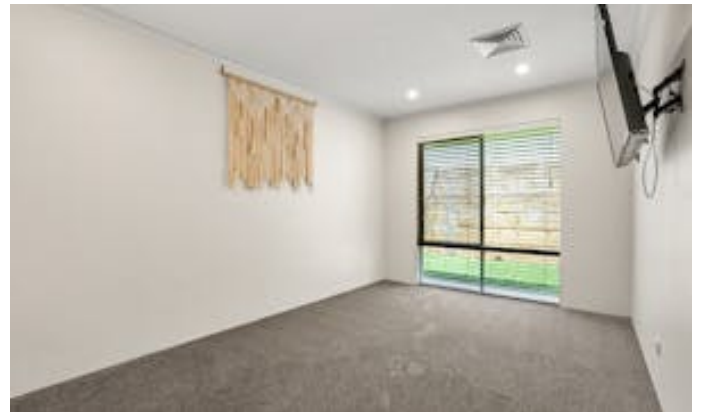
Contact David Parlor today on 0412 734 727 to arrange your viewing.

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 631.00 square metres
- Building Area: 265.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Double garage









FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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