



62 Avoca Chase, BALDIVIS, WA 6171

NEWLY BUILT FAMILY HOME IN A PREMIUM RIVERGUMS LOCATION

Built in just 2024, this exceptional family home is perfectly positioned just a few steps from parkland and sits within the much-loved Rivergums Estate to offer complete convenience for all. Designed for executive living, every detail has been carefully considered, with quality fixtures and fittings, cohesive styling, and attention to detail throughout, while the floorplan provides complete comfort and a focus on family orientated living. The appeal is immediate with an inviting facade to the front of the home, and a double garage for parking, while an additional roller door offers entry to the workshop or added storage to the side. Moving inside and the impressive design continues, with your master suite positioned to the front, and your three further bedrooms, family bathroom and activity space to the rear, with a private section for the children to claim as their own. A dedicated theatre room offers a peaceful space for relaxation, with an open plan family hub to the centre of the home, including your sensational kitchen and sought after scullery within, while the backyard ensures a low maintenance appeal, and a choice of area to entertain.

Located just a few steps from the popular Adventure Park and moments from a variety of greenspace, the picturesque lake and plenty of play equipment, this ideal setting offers a welcoming community feel, with both schooling and childcare a quick stroll from home. Stockland shopping centre is just a little further, and easily within walking distance to provide a vast array of retail and dining options, while access to the Kwinana freeway is easily within reach, along with train and bus connections to the

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TYPE: For Sale

INTERNET ID: 300P190228

SALE DETAILS

Offers From \$1,100,000

CONTACT DETAILS

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

Bianca McKenzie
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surrounding suburbs and further afield.

Features of the home include:

- Generously spaced master suite to the front of the home, with a cooling ceiling fan, large walk-in robe and a luxurious ensuite with a dual vanity, walk-in shower and private WC
- Three further bedrooms, all spacious by design, with built-in robes to all, ceiling fans to two and sliding doors directly to the gardens from one
- Family bathroom with a bath, shower with glass screening and vanity, with a separate WC and powder room beyond
- Large laundry, with sliding doors to the exterior for ease of drying, and in-built linen storage
- Centrally placed and contemporary kitchen, with stone benchtops, crisp white cabinetry and in-built 900mm appliances, with a designated recess for the fridge, and a large freestanding island for casual meals or entertaining around
- Separate scullery with a walk-in pantry, a secondary rangehood and yet more cabinetry and counterspace
- Sweeping open plan lounge and dining area, with double doors to close the space off from the front of the home and stacking doors out to the gardens for indoor to outdoor living, with downlighting throughout and plenty of natural light
- Dedicated theatre room, with ample space to gather the family for premium movie viewing
- Activity area beside the minor bedrooms, and ideal as a teenage retreat, playroom or additional living
- Study nook just off the main foyer, with an in-built desk and storage
- Grand entry hallway with a recessed ceiling for added height and wainscoting to the walls
- Timber effect flooring to the main living areas and minor bedrooms, with carpet to the master suite and theatre
- Ducted air conditioning throughout
- Sheltered alfresco to the rear of the residence for uninterrupted entertaining, with a secluded placement within the peaceful and fully fenced gardens
- Minimal maintenance backyard that wraps around the home, with a choice of paved areas for alfresco dining, with easy care synthetic lawn and a border of greenery
- Lush lawned front garden with a sheltered porch on entry to the home
- Extra wide driveway for additional parking before the garage
- Double garage with dual roller doors for access to the workshop or storage area within

Set on a 506sqm* block with 213sqm* internally, this immaculate residence overflows with thoughtful design choices and sought after additions, making it an ideal option for buyers seeking a home with all the benefits of a newly built property, and none of the extended wait times. While the location offers family orientated living, with parkland, schooling and community on the doorstep, and absolute convenience just a few moments further.

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 506.00 square metres
- Building Area: 213.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage











FLOOR PLAN

62 Avoca Chase, Baldivis