



26 Friend Terrace, BALDIVIS, WA 6171

SPACIOUS FAMILY LIVING ON A PERFECTLY PLACED CORNER BLOCK

Perfectly placed in a corner setting just across the road from the newly completed Baldvis Sporting Complex, this sweeping family home makes full use of the spacious surrounds, with fully fenced gardens to both the front and back and a sparkling below ground pool to enjoy. The residence itself overflows with comfortable family living, with a dedicated theatre room and a spacious open plan lounge, with a dining area and your kitchen included. The 4 bedrooms are all generously sized, with an updated ensuite to the primary, with your minor bedrooms placed to the right of the residence, leaving the master suite and your living options to the left. A double garage offers secure parking to the front of the home, with a lawned garden fenced from the street to ensure maximum appeal, and complete usage of its corner standing, while the rear yard offers a glistening poolside retreat, with a choice of alfresco for entertaining.

Located for family convenience, you are walking distance to both primary and secondary schooling, with childcare facilities on hand to cater for all ages, while a range of parkland sits to the surrounds for plenty of space to play. The newly developed sporting complex is just across the road, with play equipment and ovals to enjoy, while you have a choice between the popular Settlers Hills retail precinct with its caf   and deli to utilise, or the fully equipped Stockland Shopping Centre for all your retail and dining needs. And for those seeking a straightforward daily commute, the Kwinana Freeway, Warnbro train station and various bus links ensure ease of connectivity throughout.

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: 300P190535

SALE DETAILS

Offers From \$1,000,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldvis**

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

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Features of the home include:

- Generously spaced master suite, with plantation shutters to the windows, dual walk-in robes and an updated ensuite with a bath, shower and twin stone topped vanity, with ample storage and a private WC included
- Three further bedrooms, all spacious by design, with built-in robes and more of those stylish shutters to the windows
- Main family bathroom with a shower, bath and vanity, plus separate WC
- Updated laundry with extensive cabinetry and counterspace, plus direct exterior access and a walk-in linen closet to the hallway
- Centrally placed kitchen with a freestanding island for casual meals, with an in-built dual wall oven, gas cooktop and rangehood, plus ample cabinetry and a full height pantry
- Open plan living and dining area, with an efficient split system air conditioning unit, both downlighting and a feature pendant, and a choice of access to the backyard and patio
- Separate theatre room, with dual access into the space, plus plantation shutters to the windows, feature timber paneling and an inviting setting to gather the family
- Welcoming entry hallway with a timber paneling to the wall
- A blend of timber effect flooring and tiling throughout
- Ducted air conditioning across the home
- Sheltered alfresco to the side of the residence, with paved flooring, sliding door access to the main living area and poolside views
- Inviting below ground pool, with fencing to the perimeter and a paved surround for poolside relaxation
- Fully fenced backyard, with a combination of paving, lawn and manicured greenery, with another patio for entertaining, and a handy garden shed for storage
- Paved verandah before the residence, with a portico entry to the dual front doors
- Fully fenced front garden, with lush green lawn and a border of colourful and established roses
- Solar panel system for efficiency
- Double remote garage with a widened driveway for additional parking or storage of the boat or caravan

Built in 2007*, set on a 644sqm* block with a total area of 257m2, this fantastic property offers an inviting and family orientated floorplan, with spacious living options, well-maintained gardens, and a choice of area to entertain. The location offers a premium Settlers Hills position, with sought after amenities all close at hand, and a choice of recreational enjoyment just moments away, ensuring a wide reaching appeal, with families, professionals and investors included.

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 644.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage











FLOOR PLAN

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