



1 Gatum Street, BALDIVIS, WA 6171

SPACIOUS FAMILY HOME UPON A CENTRAL AND WELL-PLACED CORNER SETTING

Set upon a spacious corner standing just moments from all the popular amenities and cafes of Baldivis Square, this fantastic family home offers 4 bedrooms, 2 bathrooms and a wealth of generous living options within. A dedicated theatre room provides a peaceful sanctuary in which to relax, with your open plan family zone including living, dining and kitchen beyond. A separate study or activity room offers the potential for a 5th bedroom if required, while all bedrooms are well spaced for comfort, with an updated ensuite to the master and the family bathroom positioned centrally for ease of use. The gardens provide a beautiful and extended alfresco area for entertaining, with lawn for the children or pets to enjoy, while access gates open to the side of the residence allowing a range of vehicle parking in addition to the double remote garage to the front of the home.

Located just a short stroll from a choice of parkland, play equipment and greenspace, this family orientated setting is easily within walking distance of the local IGA, with a choice of cafes and specialty stores for convenience. While road, bus and train connections offer a straightforward commute to the Perth CBD or surrounds. Makybe Rise Primary School is equally close by, along with various childcare facilities and secondary schooling within reach, while an extensive range of retail and dining options await within the nearby Stockland shopping centre, providing absolute convenience on the doorstep and a central setting to call home.

TYPE: For Sale

INTERNET ID: 300P190875

SALE DETAILS

Offers From \$899,000

CONTACT DETAILS

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

Bianca McKenzie
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Features of the home include:

- Well-spaced master suite, with an overhead fan, a walk-in robe and an updated ensuite with dual vanities, a shower enclosure and WC, with full height tiling included
- Three further bedrooms, all spaced for comfort and equipped with ceiling fans and built-in robes
- Family bathroom with a bath, glass shower enclosure and vanity
- Laundry with both cabinetry and counterspace, along with sliding door access to the exterior
- Centrally placed kitchen, with a wraparound benchtop for a breakfast bar design, with a stainless-steel wall oven, gas cooktop and rangehood, plus ample cabinetry, a corner pantry and designated fridge recess
- Spacious open plan living and dining area, with more than enough space for a games area within, plus large windows to overlook the gardens, sliding door access to the alfresco and ceiling fans for year round comfort
- Separate theatre room, with another cooling ceiling fan and a generous size for the entire family to gather
- Dedicated home office or study, with natural lighting and a flexibility in its usage
- Ducted air conditioning throughout
- Under roof alfresco area with a gabled roof extension for even more space to relax or entertain, with paved flooring and a border of raised garden beds for appeal
- Fully fenced backyard with an easy care design and lawn to enjoy
- Garden sheds to the side of the property for added storage
- Minimal maintenance front garden for ease of upkeep
- Gated access to a hardstand at the side of the home
- Double remote garage with a paved driveway beforehand

Built in 2008*, set upon a 638sqm* block with 219sqm* of living space, this inviting family home makes full use of its corner positioning with wraparound gardens for both relaxation and accessibility, while a large alfresco offers the ideal setting to gather friends. The interior overflows with living options, while the location ensures absolute convenience, with schooling, shopping and parkland to the surrounds, providing a central and popular position for the entire family to enjoy.

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 638.00 square metres
- Building Area: 219.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage





