



## 57 Solis Boulevard, BALDIVIS, WA 6171

### MODERN FAMILY HOME IN A PREMIUM PARKLAND SETTING

Positioned within an absolutely premium setting, just across the road from the epic Brightwood Adventure Park, this modern and newly built home offers a family orientated appeal, with easy care living throughout, and a sparkling pool to the backyard. The floorplan follows a cohesive design, with all 4 bedrooms spacious in size and the master suite placed separately from the minor bedrooms for a peaceful setting within, while both bathrooms are fully equipped with quality inclusions. A dedicated theatre room provides another space to enjoy, while your main family hub provides both living and dining around the contemporary kitchen, with sliding door access to your minimal maintenance backyard, plus a generous alfresco and that inviting below ground pool.

Located just a quick stroll from the Ridge View Secondary College, this popular setting offers absolute convenience throughout, with a focus on laid back living. The fantastic parkland opposite provides a vast greenspace, with plentiful play equipment to enjoy, while a choice of reserve and parkland sits just a few steps further. A variety of public transport and road connections offer seamless travel to the surrounds, with the Perth CBD reached in under 40 minutes, and for all your retail needs, you have both Baldivis Square and Stockland Shopping Centre within easy reach for shopping, dining and entertainment.

**TYPE:** For Sale

**INTERNET ID:** 300P191152

#### 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**  
0422864960

Features of the home include:

- Master suite to the front of the home, with plenty of room for a seating area within, plus a walk-in robe for storage and an ensuite with a dual stone look topped vanity, a walk-in shower with glass entry and a private WC
- Three well-spaced minor bedrooms to the rear of the residence, with built-in double robes to all
- Central family bathroom with a glass shower enclosure, bath and stone look topped vanity
- Modern kitchen with a large freestanding island for casual meals, with stone look benchtops, contrasting dark cabinetry and quality in-built appliances, plus a designated fridge recess and a spacious walk-in pantry
- Open plan living and dining area, with downlighting throughout, and direct access to the alfresco for uninterrupted living between
- Separate theatre room, with natural lighting and a generous design to allow complete flexibility in its use
- Wide entry hallway into the residence for a grand appeal
- Soft carpet to the bedrooms and tiling to the main living areas
- Ducted air conditioning across the entire residence
- Large alfresco within the rear garden, and placed under the main roof for a seamless flow, with limestone to the floor that extends across the entire backyard
- Inviting below ground pool, with glass fencing for peace of mind, and that same limestone to the surrounds for poolside entertaining
- Easy care front garden with lush green lawn
- Solar panel system
- Exterior window shutters for peace and privacy within
- Double remote garage

Built in just 2020\*, set upon a 450sqm\* block with 276sqm\* internally, this carefully created residence offers spacious family living across a low maintenance yet comfortable design, with contemporary styling and modern inclusions throughout. The gardens provide a carefree lifestyle, while the location offers an extensive array of recreational appeal, whilst still ensuring access to all the daily essentials just moments away.

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.

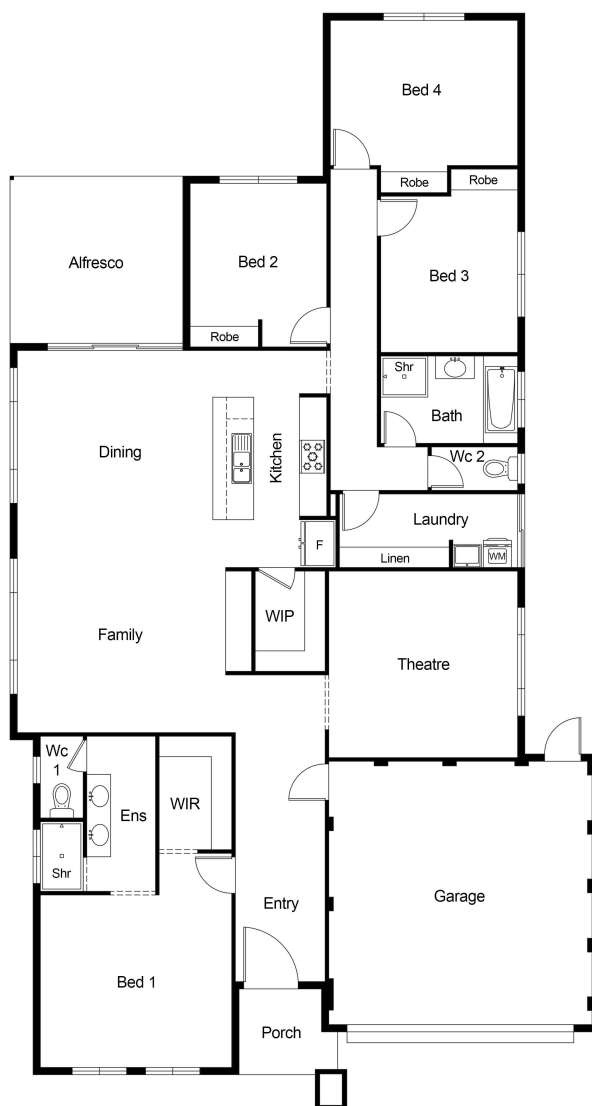
- Land Area 450.00 square metres
- Building Area: 276.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage











FLOOR PLAN

57 Solis Blvd, Baldivis