



## 27 Furnivall Parade, BALDIVIS, WA 6171

### CAREFREE CONVENIENCE ON AN ELEVATED CORNER BLOCK

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 upon an elevated corner standing just seconds from parkland and moments from schooling, this easy care property promotes generous proportions across its low maintenance design. The 341sqm block is fully fenced to both the front and back, with a cottage style design that offers an extra height garage via a laneway to the rear, while a sheltered alfresco ensures a peaceful and private setting for entertaining. The floorplan was carefully created, placing all bedrooms to the front of the residence, and leaving your dedicated theatre room and open plan living, dining and kitchen to follow on for a choice of comfort within.

Gated from the street, your private staircase leads you up and to your front garden, with synthetic lawn, paving and plant life for appeal, while the modern facade offers an inviting entry within. Your master suite is placed to the left, with carpet underfoot, a double built-in robe and windows overlooking the garden, while your ensuite offers a shower with glass screening, an extended vanity and private WC. Bedrooms 2 and 3 sit opposite, with the main bathroom nestled between, while both bedrooms are carpeted underfoot and equipped with built-in robes for storage. Your theatre room is separately

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:** 300P191158

#### SALE DETAILS

**Investment Liquidation Sale!**

#### CONTACT DETAILS

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

**David Parlor**  
0412 734 727

placed for absolute relaxation, with dual access points for appeal, while your main family hub is tiled throughout, with plenty of room for living and dining opposite the kitchen.

The kitchen is fully equipped with in-built appliances, including a stainless-steel oven, a 900mm gas cooktop and rangehood, with ample under bench cabinetry, stone benchtops and a breakfast bar for casual meals, plus a dual door pantry that's sure to meet your storage needs. Sliding doors offer access to the rear garden where your sheltered alfresco awaits, with paved flooring and an uninterrupted flow between the indoor and out. And your private backyard offers more of that easy care synthetic lawn, ensuring maximum relaxation and minimal upkeep throughout.

Located centrally and ideal for families, professionals or investors, the recently opened Baldivis Sporting Complex is just a quick trip away, while a choice of reserves and greenspace provide a recreational appeal. Both public and private schooling are easily within walking distance, with childcare facilities equally nearby, while a choice of shopping centres ensure plentiful retail and dining opportunity for all. And finally, for those seeking seamless travel to the CBD or surrounds, the Kwinana freeway, Warnbro train station and convenient bus connections provide a straightforward commute and an accessible location to many.

Other features of the property include:

- Main bathroom with a bath, oversized shower with glass screening and vanity
- Separate powder room for guests
- Laundry nestled beyond the kitchen with direct access to the exterior and garage
- Dual linen closet
- Reverse cycle air conditioning unit to the main living area
- Instant gas hot water system
- Sheltered verandah on entry to the home, providing another space to sit and enjoy
- Security screening to the front door for peace of mind
- Secure front garden, with fencing and an access gate from the street
- Manual reticulation to the front yard
- Garden shed within the backyard
- Extra height garage to the rear of the residence, ideal for the 4WD
- Paved driveway before the garage
- Built in 2014

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 341.00 square metres
- Building Area: 137.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage













