



12 Maryland Way, BALDIVIS, WA 6171

MODERN AND MINIMAL MAINTENANCE LIVING

Modern and instantly appealing, this perfectly placed property offers an executive design that sees all 4 bedrooms and both bathrooms placed to the right side of the home, leaving the remainder to your open plan family hub with living, dining and kitchen. Sliding doors ensure a seamless flow to the alfresco beyond that lengthens outward to a gabled roof extension, creating a generous addition to your living area, and an inviting space to entertain or relax. While the backyard is fully fenced and lawned, with both the front and rear gardens well-maintained for appeal, with your double garage placed to the side for secure vehicle parking. Offering a contemporary and welcoming design, the entire property benefits from a cohesive layout, with a neutral colour scheme and quality inclusions for absolute comfort throughout. While your modern facade ensures a striking street appeal with a central and well-placed setting to call home.

Situated just a few steps from a beautiful parkland with play equipment, you have both gym and barbecue facilities to enjoy, with extensive greenspace and plenty of room for seating and picnicking throughout. The recently opened Stargate Shopping Centre is equally close by, with the increasing popular White Horse Tavern providing a relaxed setting for a family meal, while a choice of nearby schooling ensures a laid back location for convenient living. The Kwinana Freeway is easily reached, with both rail and bus links on hand, while you have easy access to Rockingham, the sensational coastline and a variety of recreation options to the surrounds.

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: 300P191307

SALE DETAILS

Offers From \$799,000

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:

- Inviting master suite to the front of the home, with a cooling ceiling fan, dual walk-in robes and an ensuite with a large shower with glass screening, a twin vanity with storage and a private WC
- Three further bedrooms, all with built-in robes and spaced for comfort
- Family bathroom with a bath, shower enclosure and vanity, plus separate WC
- Laundry with spacious linen storage included
- Centrally placed kitchen, with a breakfast bar option for casual meals, extensive contrasting dark cabinetry and in-built 900mm* appliances including an oven, gas cooktop and rangehood, with a corner pantry and a fridge recess included
- Open plan living and dining area for a spacious setting to gather, with large windows for natural lighting and direct patio access for ease of entertaining
- Tiled flooring to the living area and carpet to the bedrooms
- Ducted air conditioning for year round well-being
- Vast alfresco setting to the rear of the residence, with an under roof design that extends outward to a gabled roof addition, allowing ample room to gather friends or entertain with family, with paved flooring underfoot
- Fully fenced backyard with lush green lawn to enjoy
- Lawned front yard with a raised garden bed before the master suite, for a colourful outlook within
- Exterior roller shutters to the windows
- Solar panel system for efficiency
- Double remote garage with driveway parking beforehand

Built in 2016*, set upon a 350sqm* block with 143sqm* internally, this ideally placed and minimal upkeep home offers a sought after combination of layout and location, making it a popular option for a variety of buyers, with families, professionals and investors included. While the family orientated position ensures every local convenience is close at hand, with that pristine parkland just a few steps away for a recreational appeal.

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 350.00 square metres
- Building Area: 143.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage





