



13 McPherson Approach, BALDIVIS, WA 6171

EXCEPTIONAL FAMILY LIVING WITH COMFORT AND STYLE THROUGHOUT

Impressive across every aspect, this immaculate family home was created for an elevated standard of family living, with executive design features, a spacious interior floorplan and cohesive styling throughout. Built in just 2021 and set amid the prestigious Paramount Private Estate, this 4 bedroom, 2 bathroom home overflows with contemporary features, providing carefree family comfort and absolute convenience across both the low maintenance layout and location. Your living options include a dedicated theatre space, with an activity area between the minor bedrooms, while your open plan family hub flows effortlessly to the inviting alfresco for an entertainers paradise, with uninterrupted access between. The kitchen is fully equipped with quality fixtures and appliances, including a large scullery beyond, while the central and freestanding island ensures the perfect space to gather, whether for quick family meal, or for casual drinks with friends. The gardens have been landscaped to perfection, with minimal upkeep throughout, while your parking options include both a double garage, and a shaded driveway for additional vehicle storage, with the elevated setting showcasing a breathtaking vista across the suburb and to the hills beyond.

Positioned within this newly developed and increasing popular Baldivis estate, you are centrally placed for access to all the areas highlights, with both Stockland Shopping Centre and Baldivis Square a quick trip away, offering a variety of retail options, local cafes and entertainment facilities. An inviting parkland with play equipment is just a few steps from home, while a choice of nearby schooling and childcare ensure a family

TYPE: For Sale

INTERNET ID: 300P191589

SALE DETAILS

Offers From \$875,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

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

Bianca McKenzie
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orientated appeal, with road and public transport connections easily on hand for those with a commute.

Features of the home include:

- Luxurious master suite, with an open design for a retreat like feel, plus a feature recessed ceiling, and a large walk-in robe
- Resort inspired ensuite, with a dual walk-in shower including a recessed niche, a large stone topped vanity with an overmount sink, and a private WC, with floor to ceiling tiling for a luxe effect
- Three minor bedrooms to the front of the home, all well-spaced for comfort, with built-in robes for storage
- Modern family bathroom, with a walk-in shower with glass screening and in-built niche, plus a stone topped vanity with storage
- Laundry nestled beyond the kitchen, with extensive linen stowage within
- Fully equipped kitchen, with integrated cabinetry and appliances for a seamless feel, incorporating a 900mm* oven and gas cooktop, plus a large island bench for breakfast bar dining, with a waterfall edge and striking pendant lighting
- Scullery beyond the kitchen, with yet more cabinetry and counterspace, and a secondary sink included
- Generous open plan family living and dining area, with sweeping natural light, and stacking doors to the alfresco for an indoor to outdoor flow
- Separate theatre room, with a built-in bar area on entry, including a fridge recess and stone top
- Activity area or home office between the minor bedrooms, with the option to utilize as additional living space or a teenage retreat
- Carpet to the bedrooms, theatre and activity, with tiling to the main living areas
- Quality window coverings throughout
- Ducted air conditioning across the entire residence
- Substantially sized alfresco, placed under the main roof for ease of entertaining, with plenty of room to gather a crowd and those aforementioned stacking doors to create a true extension of the living area
- Minimal upkeep gardens, with a blend of synthetic lawn and exposed aggregate throughout
- Elevated front garden with an inviting and easy care design for immediate street appeal
- Solar panel system
- Double remote garage with an extra store room area at the back
- Paved driveway with a shade sail overhead for additional vehicle parking

Set upon a 450sqm* block with 199sqm* of living space, this immaculate residence offers a wealth of stylish design, making it an ideal choice for anyone seeking an executive family home, with all the benefits of a new build, and none of the wait time. The location within this growing and much-loved community ensures a popular position for many, with all the day-to-day essentials close at hand, while the raised standing creates a true sense of space with rolling views across the landscape beyond.

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









