



## 267 Doghill Road, BALDIVIS, WA 6171

### UPDATED FAMILY RESIDENCE ON A SPACIOUS AND TRANQUIL 4022SQM\* BLOCK

Placed upon a welcoming and tranquil 4022sqm\* parcel of land, this outstanding family residence provides absolute serenity amongst the sweeping private gardens, with complete relaxation on offer and peace and quiet throughout. The home has been carefully updated to include a fully renovated kitchen, a choice of comfortable living areas and a modern interior design, with a move-in ready appeal that is sure to interest anyone seeking a contemporary lifestyle retreat. Equipped with 3 bedrooms and 2 bathrooms, you have a range of inviting features, including a vast cathedral ceiling to the main family living space, newly updated flooring and plenty of natural light throughout. While moving outside and the vast gardens offer spacious lawned areas, established shady trees and a variety of space to entertain, including a separate patio for gathering friends and enjoying that impressive vista, with extensive parking potential across the large carport.

Tucked away within the heart of this picturesque rural setting, you can truly enjoy the best of both worlds, with the popular convenience of Baldivis just a short drive away, and all the tranquility you could ask for on hand. The fully stocked Stockland Shopping Centre is easily within reach, with a wide range of retail and dining options available, while for those seeking a straightforward daily commute, the Kwinana Freeway is even closer for travel to the CBD or surrounds. Both public and private schooling is equally close by, while recreational options including sporting facilities, the nearby Aqua Park and coastline are all just a short trip away, ensuring ample opportunity for rest and

**TYPE:** For Sale

**INTERNET ID:** 300P192803

**SALE DETAILS**

**Offers From \$1,500,000**

**CONTACT DETAILS**

**Elders Real Estate  
Rockingham & Baldivis**

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

**Adam Dineley**  
0450217206

relaxation for all.

Features of the home include:

- Spacious master suite with both a cooling ceiling fan and effective reverse cycle air conditioning unit, plus soft carpet underfoot, a walk-in robe and a tiled ensuite with a corner shower enclosure, vanity and WC
- Two further bedrooms, both with soft carpet underfoot, ceiling fans and built-in robes, plus large windows to overlook the gardens
- Updated family bathroom with a shower with glass screening, bath and timber topped vanity
- Separate laundry with sliding doors to the gardens for ease of drying
- Modern and renovated kitchen, with a central island bench for casual dining, extensive fitted cabinetry and stone benchtops throughout, plus an in-built 900mm oven, gas cooktop and integrated rangehood
- Open plan living and dining area with a striking cathedral ceiling to add to the light and spacious feel, with timber effect flooring, ceiling fans and a choice of access to the exterior, along with full height windows to savour the view
- Inviting family lounge on entry to the home, with timber effect flooring, a ceiling fan and feature fireplace, with sliding doors to the exterior paving for an indoor to outdoor flow
- Study space, playroom or activity area adjacent to the lounge, with complete flexibility to utilise in a multitude of ways
- Reverse cycle air conditioning units to all bedrooms and the main living and dining space
- Crisp white paintwork throughout for a fresh and inviting feel
- Exterior roller shutters to the windows
- Paved seating area before the home, allowing a beautiful and elevated space to overlook the gardens, with a choice of paved areas nestled away throughout for secluded relaxation
- Separate patio for entertaining or relaxation, with brick paved flooring, a gabled roof and café blinds for use across the seasons
- Sweeping lawned gardens around the property, making it the ideal space for play, with soaring and established trees for a shady and private setting
- Large carport for sheltered parking of the vehicles or equipment
- Fully fenced property with gated access and a driveway to the carport
- Bore for ease of reticulation
- Rainwater tank
- Solar panel system

Built in 1990, this wonderful home provides a relaxed and inviting setting to enjoy with the family for the ultimate in peaceful living, with the option to grow your own veggies and keep some chooks for an added lifestyle appeal. The location blends urban living with complete convenience, while the residence itself has already undergone all the updates and upgrades you could need, to ensure modern family comfort throughout.

Contact Adam Dineley today on 0450 217 206 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 4,022.00 square metres
- Building Area: 147.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double carport











FLOOR PLAN

267 Doghill Road, Baldivis