



14 Norwood Avenue, BALDIVIS, WA 6171

CAREFREE LIVING WITH A MINIMAL MAINTENANCE DESIGN AND CONVENIENCE FOR ALL

Surrounded by parkland and just seconds from popular retail and dining options, this beautifully presented family home is perfectly placed for laid back lifestyle living, with modern neutral styling throughout, and a comfortable floorplan to enjoy. Your master suite is placed to the front of the home, with your three additional bedrooms positioned further along toward the rear, allowing peaceful sleeping conditions for all, while both bathrooms are fully equipped and designed for functionality. A dedicated theatre room ensures relaxation, with your spacious family zone providing room for both living and dining around the open kitchen, while stacking doors ensure a seamless flow to your exterior living and gardens. A sheltered alfresco offers a welcoming space to entertain, while the back yard is low maintenance for appeal, with lush green lawn to both the front and back, and a double garage for securely storing those vehicles.

Ideally placed with parkland to either end of the street, this premium location offers extensive recreational opportunity, with green space to explore, picturesque lakes to meander and easy access to the fully stocked shopping centre with retail and leisure appeal. Both primary and senior schooling are also within walking distance to add to the convenience, with a focus on laid back family living, while the Kwinana Freeway is just seconds away for uninterrupted travel to the CBD, airport or surrounds.

Features of the home include:

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: 300P193233

SALE DETAILS

Offers From \$875,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

8/2-6 Council Ave
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Bianca McKenzie
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- Light and bright master suite to the front of the home, with a large window to the garden, dual walk-in robes and an ensuite with a shower enclosure, vanity and private WC
- Three further bedrooms, all sizeable by design, with built-in robes for storage
- Family bathroom between the minor bedrooms, with a shower recess, bath and vanity, plus separate WC
- Laundry with linen closet and direct exterior access
- Fully equipped kitchen with in-built stainless-steel appliances including an oven, gas cooktop and rangehood, plus a dual door pantry, under bench cabinetry and a large freestanding island for casual meals or gathering friends
- Zoned living and dining around the central kitchen, with downlighting overhead and stacking doors to open the space up to your alfresco for uninterrupted indoor to outdoor access
- Relaxing theatre room or formal lounge, with a peaceful setting within the home for premium comfort
- Inviting entry foyer to showcase the contemporary feel that extends throughout
- Timber effect flooring to the main living areas, and carpet to the bedrooms and theatre
- Ducted air conditioning throughout
- Under roof alfresco setting, with extended paving into the garden to create a substantial space for outdoor relaxation
- Fully fenced backyard with a large area of lawn and designated beds to the border, with paving to either side of the property for access
- Instant street appeal with lawned gardens and a minimal upkeep design
- Double remote garage with paved driveway parking beforehand

Built in 2012*, set upon a 488sqm* block, with 176sqm* internally, this fantastic property combines the very best of easy care comfort, with absolute convenience to ensure an enviable opportunity for a variety of buyers, with families, professionals and investors at the forefront. The location provides all the daily essentials within walking distance, while the interior showcases a contemporary design, with low maintenance features and that inviting flow between your indoor and out.

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 488.00 square metres
- Building Area: 176.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage









