



## 6 Ascent Fairway, BALDIVIS, WA 6171

IMMACULATE FAMILY LIVING, WITH PEACEFUL AND PRIVATE GARDENS AND ABSOLUTE COMFORT THROUGHOUT

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 within an elevated position with parkland to the end of the street, this much-loved and well-presented family home offers 4 spacious bedrooms and 2 fully equipped bathrooms, with a minimal upkeep 450sqm block to enjoy. The floorplan follows a cohesive design, with your master suite to the front of the home and your minors to the rear for a peaceful position for all, while your living options flow between open plan spaces, with a separate theatre room or lounge, and zoned living and dining around the central kitchen. A sheltered alfresco provides the perfect setting to entertain friends, while the backyard has been expertly manicured to offer a private haven for relaxation, with garaged parking for secure vehicle storage to the front.

The modern exterior ensures a striking street appeal, with lawned gardens, a mature and shady tree, and a raised bed before the home, with a paved driveway for additional parking potential before the remote garage. The master suite is spacious by design, with soft carpet underfoot and a cooling ceiling fan for comfort, with a walk-in robe for

**TYPE:** For Sale

**INTERNET ID:** 300P193248

**SALE DETAILS**

**Urgent Sale!**

**CONTACT DETAILS**

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

**David Parlor**  
0412 734 727

storage and an ensuite with an oversized shower unit, vanity and WC. From here you find your theatre space or formal lounge that is also carpeted to the floor, with plenty of room for family movie viewing, and a seamless flow to the main living area beyond.

Your open plan family hub offers dedicated living and dining around the kitchen, with timber laminate flooring and sliding door access to the alfresco for uninterrupted entertaining between. The kitchen is fully equipped, with a high bar top for casual meals or gathering around, plus an in-built 900mm stainless-steel oven, gas cooktop and rangehood, with sweeping corner cabinetry and bench space throughout. While your three further bedrooms all benefit from built-in robes, ceiling fans and convenient access to the central bathroom between. Moving to the backyard and your alfresco is placed under the main roof with a recessed ceiling overhead and paving to the floor, while the fully fenced and private backyard is lawned to the majority, with raised beds to the corner and another paved area to the rear.

Located within a premium setting for laid back family convenience, you are walking distance to both schooling and childcare options, with the local retail precinct equally close by and equipped with popular cafes, a handy IGA and specialty stores. The larger Stockland Shopping Centre is easily within reach, with endless shopping and dining options, while travel and transport links include the nearby Kwinana Freeway and Warnbro train station. And for your recreational enjoyment, a substantial parkland awaits to the end of the street, with a variety of greenspace, play equipment and sporting facilities on hand to ensure fun for all ages.

Other features of the property include:

- Walk-in corner pantry to the kitchen
- Main bathroom with a shower unit, bath and vanity
- Privately placed secondary WC
- Laundry nestled beyond the kitchen with a large walk-in linen closet
- Ducted reverse cycle air conditioning throughout
- Gas bayonet point
- Gas storage hot water system
- Sheltered portico on entry with security screening
- Exterior roller shutters to the windows and rear sliding door
- Large garden shed
- Automatic reticulation throughout for ease of upkeep
- 5.5kW solar panel system
- Monitored alarm system with 4 cameras
- Built in 2010

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 450.00 square metres
- Building Area: 177.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage







**FLOOR PLAN**

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrowmie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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