



## 21 Molonglo Crescent, BALDIVIS, WA 6171

### RELAXED PARKSIDE LIVING IN A FAMILY-FRIENDLY LOCATION

Perfectly positioned directly opposite parkland, this beautifully presented 3-bedroom, 2-bathroom home offers a relaxed lifestyle with all the everyday conveniences close at hand.

Designed for easy living, the home combines comfort, functionality and low-maintenance appeal, making it ideal for families, first home buyers or anyone looking to move straight in and enjoy.

Step inside to a light-filled open plan living and dining area that flows effortlessly to the outdoor alfresco, creating the perfect space for entertaining or unwinding at the end of the day.

The well-appointed kitchen sits at the heart of the home, complete with quality appliances, ample storage and a breakfast bar that brings everyone together.

All bedrooms are generously sized, with a welcoming master suite featuring built-in robes and a private ensuite, while the additional bedrooms are ideal for children, guests or a home office.

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:** 300P193845

#### SALE DETAILS

**Offers From \$749,000**

#### CONTACT DETAILS

**Elders Real Estate  
Rockingham & Baldivis**

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

**Bianca McKenzie**  
0422864960

Outside, the covered alfresco provides a seamless extension of the living space, overlooking a fully fenced backyard with just the right amount of lawn for kids or pets to enjoy - all without the burden of high maintenance. Positioned opposite open green space, you'll love having room to move right on your doorstep.

Set within a well-connected and family-friendly pocket of Baldivis, you're just moments from local schools, childcare, shopping options including Spudshed and Stargate Shopping Precinct, and an abundance of parks and recreational spaces.

Easy access to main roads and public transport makes commuting simple and convenient.

Features include:-

- Spacious master bedroom with built-in robes and private ensuite
- Two additional bedrooms with built-in robes
- Light-filled open plan living and dining
- Well-equipped kitchen with 900mm oven, gas cooktop and breakfast bar
- Main bathroom with bath and shower
- Ducted reverse cycle air conditioning
- Covered alfresco for year-round entertaining
- Secure double garage with remote access
- Low-maintenance 300sqm\* block
- Opposite parkland

Offering the perfect balance of comfort, convenience and lifestyle, this is a home where you can move in, settle down and enjoy everything Baldivis has to offer from day one.

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 300.00 square metres
- Bedrooms: 3
- Bathrooms: 2

- Double garage



