



31 Sandringham Road, BALDIVIS, WA 6171

Home Open Saturday, 9th May from 10:15-10:45am

Modern and Extremely Low Maintenance 3x2 Situated in the Popular Baldvis Grove Estate!

This immaculately presented property is generously sized throughout and features 3 good sized bedrooms, 2 bathrooms, spacious open plan living design, galley style kitchen with stone benchtops, 900mm stainless-steel appliances and ample bench and storage space, large alfresco entertaining area, and easy-care low maintenance gardens.

Additional features include ducted reverse cycle air-conditioning for year-round comfort, front security screen door, and a double car enclosed garage for secure parking with extra height to accommodate higher vehicles.

Located in a great family friendly location and is within a short distance to beautiful parklands, schools, transport routes, shopping facilities and local amenities.

Call Tony Ansara any time for further details or to organise a private viewing on 0410 107 787. Facetime for video viewings is also available.

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: 300P194139

SALE DETAILS

**Offers From Mid
\$800,000's**

CONTACT DETAILS

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

Tony Ansara
0410 107 787

Property Features

Year built 2016

Lot size 375m2*

3 Good sized bedrooms (Master bedroom with ensuite and Jack and Jill robe, Minor bedrooms with built-in robes)

2 Bathrooms

Front security screen door

Galley style kitchen with 900mm stainless-steel appliances, stone benchtops and plenty of storage

Open plan living area

Laundry with linen storage

Ducted reverse cycle air-conditioning (zoned 5 ways)

Large alfresco dining

Grassed backyard

Low maintenance lawns and gardens

Double car garage suitable for higher vehicles

Location Features

Zedora Reserve 400m*

Nearest bus stop (Arpenteur Drive After Huxtable Tce) 1km*

Stockland Baldivis Shopping Centre 2.6km*

Baldivis Square 3.6km*

Kwinana Freeway Entrance 3.9km*

Warnbro Train Station 4.4km*

Perth 48.4km*

Schools

Settlers Primary School 1.7km*

Makybe Rise Primary School 3.7km*

Sheoak Grove Primary School 4.3km*

Tuart Rise Primary School 4.2km*

Ridge View Secondary College 6.1km*

Baldivis Secondary College 4.3km*

Tranby College 1.8km*

Mother Teresa Catholic College 3.6km*

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 375.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage





