



30 Hoover Bend, BALDIVIS, WA 6171

PERFECTLY PRESENTED FOR CAREFREE LIFESTYLE LIVING

Beautifully presented with a modern and neutral interior, this spacious and inviting residence combines a premium location with a contemporary and low maintenance design that is sure to appeal to many. Located just a few short steps from the fantastic Hoover Reserve, the elevated block is fully fenced to make full use of the space available, with a sheltered alfresco included for outdoor dining or entertaining. Once inside, your living areas include a welcoming open plan living and dining space, with the fully equipped kitchen positioned centrally for comfortable family living, while a separate theatre room or formal lounge ensures relaxation for all. The master suite is generously spaced, with a large ensuite bathroom, while bedrooms 2 and 3 ensure plenty of room for the children or guests to claim as their own, with quality inclusions across the residence, and a move-in ready appeal.

Located centrally for convenient and laid back living, the newly opened Stargate shopping precinct is easily within reach, with the popular White Horse Tavern equally close by, while Stockland shopping centre is just a little further for a wide range of retail and dining opportunity. A choice of nearby parkland provides a peaceful setting to call home, with views from the front garden for an added appeal, while nearby schooling and childcare offer a family orientated community, with road and public transport connections throughout.

TYPE: For Sale

INTERNET ID: 300P194467

SALE DETAILS

Offers From \$849,000

CONTACT DETAILS

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

Bianca McKenzie
0422864960

Features of the home include:

- Inviting master suite, with quality window coverings, a cooling ceiling fan and an effective split system air conditioning unit, with a walk-in robe for storage
- Ensuite to the primary bedroom, with a large twin vanity and glass shower enclosure
- Two further bedrooms, both sizeable by design, with plantation shutters and built in robes included, plus a ceiling fan to one
- Main bathroom with a shower enclosure, bath and vanity
- Centrally placed kitchen with a sweeping breakfast bar for casual meals or gathering friends, with an in-built oven, gas cooktop and integrated rangehood, plus ample cabinetry, a corner pantry and a designated fridge recess
- Open plan living and dining area, with cooling ceiling fans, plantation shutters to the windows and sliding doors directly to the front alfresco, creating a true extension of the home and an indoor to outdoor flow
- Spacious lounge or theatre room, overflowing with comfort and ideal for relaxed movie viewing
- Tiling to the main living areas and soft carpet to the theatre room and bedrooms
- Ducted air conditioning throughout
- Sheltered alfresco before the home, with stacking doors and café blinds to ensure year round use, with paving that extends outward and across the garden
- Lawned area within the front yard, with a well maintained bed of plant life
- Elevated from the street with gated entry and fencing to the perimeter
- Double remote garage reached via a laneway beyond the property

Built in 2012*, set upon a 360sqm* block with 174sqm* internally, this wonderful property offers an immaculate interior style, with modern upgrades included for absolute comfort throughout. The front courtyard garden promises a relaxed space to rest at days end, or enjoy with friends, while the location provides exceptional convenience whether seeking straightforward travel, easy to reach amenities or a family appeal, ensuring this a popular choice for many and a carefree setting for a laid back living.

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 360.00 square metres
- Building Area: 174.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage







