



## 13 Grail Avenue, BALDIVIS, WA 6171

### CONTEMPORARY FAMILY RESIDENCE WITH INVITING POOLSIDE GARDENS AND ADDED PARKING POTENTIAL

Offering a modern and inviting family home, this beautifully presented property provides 4 bedrooms, 2 bathrooms and a wealth of comfort throughout, with sparkling poolside gardens, and parking for a range of vehicles. The spacious family hub provides ample living and dining space around the contemporary and central kitchen, with a formal lounge or theatre room separately to the front, while your sheltered patio sits to the rear for a seamless flow between spaces. All bedrooms are designed with both size and comfort included, while both bathrooms are fully equipped for convenience of use. The gardens ensure absolute relaxation, with a below ground pool and entertaining area, along with an area of lawn for family fun throughout, while you have a double garage to the front, alongside a third garage or workshop space to the side.

Located ideally for laid back convenience, you are moments from both primary and secondary schooling, with a private option also nearby, while a choice of parkland and greenspace provides plenty of recreational appeal and room to play. Extensive shopping and dining options are found to both Stockland shopping centre and Baldivis Square for all the daily essentials, and the perfect spot for a coffee or meal. While the central setting ensures ease of travel throughout, with road, bus and rail connections easily within reach for those with a daily commute.

**TYPE:** For Sale

**INTERNET ID:** 300P194471

**SALE DETAILS**

**Offers From \$949,000**

**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:

- Spacious and inviting master suite, with an impressive ensuite bathroom including an extended dual vanity with storage, a large shower recess and private WC
- Three further bedrooms, all well-spaced for comfort for the children or guests
- Central family bathroom with a shower unit, bath and vanity
- Modern kitchen placed centrally within the home, with an in-built stainless-steel 900mm oven, gas cooktop and rangehood, plus stone benchtops, ample crisp white cabinetry and a feature island bench for grabbing a quick meal or entertaining around
- Light filled open plan living and dining area, with an effective reverse cycle air conditioning unit, a recessed TV area and downlighting throughout, with direct access to the alfresco and gardens for uninterrupted living between
- Generous family lounge or theatre room to the front of the home, with downlighting, a corner window to overlook the gardens and an open flow to the hallway and living area beyond
- Welcoming entry via dual front doors, with neutral paintwork for a stylish first impression
- Timber effect flooring to the main living areas and carpet to the remainder
- Shady alfresco along the side of the home, with paved flooring, downlighting and a relaxed setting to gather friends
- Glistening below ground pool, with glass fencing for both peace of mind and appeal, plus a paved area within for poolside entertaining
- Fully fenced backyard with plenty of lawn to enjoy and a border of tropical greenery
- Lawned front garden with a mature shady tree, and a modern facade to the home
- Double garage with remote roller door
- Third garage or workshop with roller door entry and added height
- Extra wide driveway for additional parking and access

Built in 2013\*, set upon a 552sqm\* block with 171sqm\* internally, this superb property offers a move-in ready opportunity for buyers or investors seeking a quality residence within a central and popular Baldivis setting. The interior layout follows a spacious floorplan that flows between your living options and seamlessly out to the exterior, where your entertaining space provides both laid back family fun and a relaxed setting to enjoy with friends, while that additional third garage or workshop ensures a sought after appeal.

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 552.00 square metres
- Building Area: 171.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage







