



2A Carville Way, BALDIVIS, WA 6171

MODERN DUAL-KEY LIVING WITH ABSOLUTE FLEXIBILITY AND COMPLETE CONVENIENCE ON HAND

Designed to accommodate 2 separate properties under the same roof, this custom designed home offers a total of 3 bedrooms and 3 bathrooms, making it ideal for seekers of multi-generational living, or for those needing an independent space under the same roof or an additional revenue stream. Separated by a lockable door, your 2 bedroom, 2 bathroom residence is equipped with an open plan living and dining area, with a central and fully equipped kitchen, while your dedicated unit offers 1 bedroom, 1 bathroom and a private living area, with its own modern kitchen included. The 302sqm block occupies a corner standing, with easy care gardens throughout and a sheltered alfresco for outdoor relaxation, while a double garage services the main home, with a separate parking bay for the granny flat to the side.

Offering a contemporary appeal from the very start, this 2018 built residence is lawned to the front garden, with landscaped greenery before the home, while the double garage is equipped with a storage area within for functionality. The main open plan living and dining area is a welcoming space, with modern inclusions and striking timber laminate flooring, plus sliding doors directly to the paved alfresco for an indoor to outdoor flow. The kitchen showcases a contemporary design, with built-in cabinetry, a stainless-steel oven, gas cooktop and rangehood, with a wraparound benchtop that offers breakfast bar seating. While moving to the bedrooms, your master suite is

TYPE: For Sale

INTERNET ID: 300P194492

SALE DETAILS

Offers Over \$849,000

CONTACT DETAILS

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carpeted to the floor, with a walk-in robe and an ensuite featuring a glass shower enclosure, vanity with storage and WC. Your 2nd bedroom is also carpeted, including a full height double robe and a convenient position next door to the main bathroom.

Your granny flat or separate unit mirrors the main section to also offer a comfortable lounge area, with the same timber laminate flooring and direct exterior access. While your kitchen opens into the room and includes an electric oven, cooktop and rangehood, with both overhead and under bench cabinetry and timeless subway tiling. The bedroom is well-spaced and carpeted underfoot, with a built-in robe and an ensuite bathroom incorporating a large shower with glass screening, vanity and WC.

Offering an appealing option for investors with the opportunity to generate a potential two streams of income, this fantastic property is situated in an elevated position to enjoy views across the suburb, with complete convenience on the doorstep. The recently opened Stargate shopping precinct is easily within reach, along with the much loved SpudShed in the opposite direction, while schooling is within walking distance, and childcare nearby. The Kwinana Freeway is equally on hand for those seeking a straightforward commute, with public transport links available to the CBD and surrounds. And for your recreational needs, a variety of parkland and greenspace ensure absolute relaxation, with the picturesque Baldivis Nature Reserve just across the road.

Other features of the property include:

- Dual-key or multi-generational living, with a 2 bedroom, 2 bathroom home and a 1 bedroom, 1 bathroom unit under the same roof
- Stone benchtops to both kitchens, all 3 bathrooms and the main laundry
- Main bathroom with a bath, corner shower enclosure and vanity with storage, plus a private WC
- Separate laundry to the main home, with cabinetry for storage included
- 2nd laundry to the granny flat in a European style for added functionality
- Ducted reverse cycle air conditioning throughout the main home
- 2 x split system air conditioning units to the granny flat
- LED downlighting throughout
- 2 x separate hot water systems
- Fully fenced and low maintenance backyard with synthetic lawn and a paved alfresco within
- Solar panel system with 10x panels and a 3kW inverter
- Automatic reticulation throughout
- Exposed aggregate driveway before the garage for additional vehicle parking
- Parking bay for granny flat use or extra vehicles

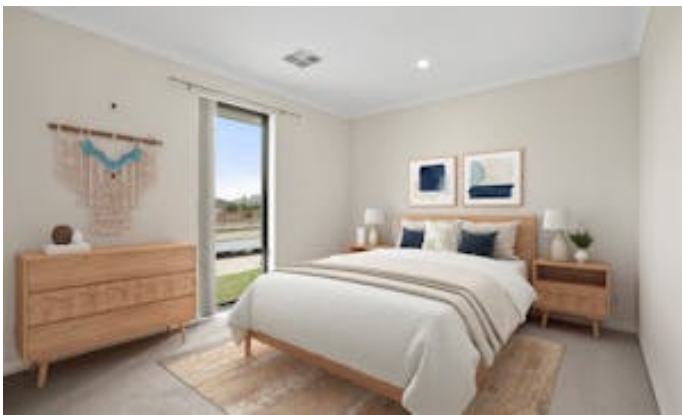
Contact David Parlor today on 0412 734 727 to arrange your viewing.

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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 302.00 square metres
- Building Area: 133.00 square metres
- Bedrooms: 3
- Bathrooms: 3
- Double garage









FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.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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