



9 Goodchild Way, BALDIVIS, WA 6171

CONVENIENT FAMILY LIVING WITHIN A PREMIUM SETTLERS HILLS POSITION

Perfectly positioned just a few short steps from parkland and within the sought after Settlers Hills Estate, this well-placed family residence offers low maintenance living, with spacious gardens to enjoy and a vast alfresco for outdoor entertaining. The double remote garage provides not only drive through access to the backyard, but also a workshop or storage space within, while a widened driveway ensures ample parking for additional vehicles, the boat or caravan. A formal lounge awaits to the front of the home, alongside your master suite, while you have a further 2 bedrooms and family bathroom within, plus a dedicated study or home office for added appeal. Your open plan family hub offers a comfortable setting for living and dining, with a central kitchen to overlook the room and ensure its position as the heart of the home, while sliding doors offer a seamless flow to that exterior patio, creating uninterrupted access between, and an entertainer's dream layout.

Located centrally for absolute convenience, you are a quick walk from the local retail precinct and popular caf  , with extensive parkland, play equipment and sporting ovals all just moments away. Road and public transport connections ensure an ease of travel to the surrounding area and further afield, while a choice of both public and private schooling provide a family focus, with childcare facilities also nearby to cater to all ages. Stockland shopping centre is easily within reach, and overflows with retail and dining opportunity, with the recently opened Baldivis Sporting Complex close at hand for recreational appeal.

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: 300P195101

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:

- Master suite to the front of the home, with a walk-in robe and an ensuite with a shower, vanity and private WC
- Two further good sized bedrooms, with either a walk-in or built-in robe
- Main bathroom with a bath, shower enclosure and vanity with storage
- Centrally placed kitchen with ample cabinetry and storage, including a full height pantry, with an in-built wall oven, cooktop and rangehood and a large freestanding island bench, while a shoppers entry offers handy access from the garage
- Generously sized living and dining area, with zoned sections to surround the kitchen, plus a warming fire for the cooler months and direct exterior access
- Open lounge or theatre space on entry to the home, with large windows to overlook the front garden and flood the room with natural light
- Dedicated home office, with French door entry
- Carpet to the lounge and bedrooms, with tiling to the main living area and study
- Ducted air conditioning throughout
- Substantial alfresco to the rear of the residence, with paved flooring and a spacious setting to entertain or relax
- Fully fenced backyard, with lawn that wraps around the home for plenty of space for the children or pets to enjoy, with curved garden beds to border the fenceline including plant life throughout
- Paved hardstand beyond the garage for additional vehicle storage or another seating area
- Lawned front garden with established greenery before the home
- Double remote garage with a rear roller door for a drive through option to the backyard
- Workshop or storage area within the garage
- Widened paved driveway to accommodate a variety of vehicles

Built in 2002*, set upon a 662sqm* block with 176sqm* internally, this well-proportioned property sits within a much-loved and popular area, with an abundance of parkland and greenspace to the surrounds, offering a family orientated setting, and a welcoming community to join. The floorplan combines functionality with flexible family living, while the gardens provide a peaceful space to enjoy with friends, and the perfect spot for the children to play.

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.

Other features: Close to Shops, Close to Transport

- Land Area 662.00 square metres
- Building Area: 176.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage



