



30 Angove Road, BALDIVIS, WA 6171

MODERN AND EASY CARE LIVING WITHIN A PREMIUM RIVERGUMS LOCATION

Placed within the idyllic Rivergums Estate and just a few steps from the popular Adventure Park, this modern and inviting family home offers a low maintenance design that is sure to appeal to many, with quality inclusions and stylish features throughout. Your main family zone sits centrally and flows outward to your sheltered alfresco for ease of entertaining, with a striking kitchen and scullery to oversee all. While a separate theatre room and activity space between the minor bedrooms ensure plenty of room for relaxation throughout. The master suite is placed to the front of the home for a peaceful space to retreat to at the end of the day, with your three further bedrooms all well-spaced and positioned around the family bathroom for convenience for all. The backyard was carefully created as a minimal upkeep setting, with synthetic lawn to the surrounds, while your double garage awaits to the front of the home for secure storage of the vehicles.

Located for absolute family convenience, the local primary and secondary school is within strolling distance, with childcare options equally on hand to ensure a laid back lifestyle appeal, while an endless array of parkland and greenspace provides plenty of opportunity for play, with parks, the picturesque lake and a variety of play equipment to explore. Stockland shopping centre is also within walking distance, and overflows with retail and dining options, with the nearby Baldivis Square providing popular cafes and a handy IGA close at hand. And finally, for those in search of straightforward daily travel, the Kwinana Freeway is just moments away, with Warnbro train station and multiple

TYPE: For Sale

INTERNET ID: 300P195184

SALE DETAILS

Offers From \$849,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

8/2-6 Council Ave
Rockingham, WA
08 9591 4999

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bus connections easily within reach.

Features of the home include:

- Spacious master suite to the front of the home, with quality window coverings, a large walk-in robe and a retreat like feel, with an ensuite equipped with floor to ceiling tiling, a shower recess with glass screening and a dual stone topped vanity, plus a privately placed WC
- Three further bedrooms, all a fantastic size for comfort throughout, with built-in robes for storage
- Main family bathroom with a glass shower enclosure, bath and vanity
- Modern kitchen, with a large freestanding island for gathering around, plus stone benchtops extensive crisp white cabinetry and a designated recess for the fridge, with quality in-built appliances including a dual wall oven, gas cooktop and integrated rangehood
- Scullery beyond the kitchen with additional cabinetry and counterspace, plus a second sink for convenience
- Generously spaced open plan living and dining area, with sweeping natural light and uninterrupted access directly to the alfresco and gardens
- Separate theatre room, providing a cosy area for family movie nights or a secondary living space
- Central activity zone between the minor bedrooms, ideal as a teenage retreat, homework station or play area
- Carpet to the bedrooms, theatre and activity space, with tiling to the main living area
- Ducted reverse cycle air conditioning throughout
- Inviting alfresco within the backyard and under the main roof for a seamless flow between, with paving to the floor and complete relaxation for all
- Fully fenced backyard, with synthetic lawn to the rear and side of the home, along with a garden bed to the perimeter
- Solar panel system for energy efficiency
- Lawned front garden with a feature facade for appeal from the street
- Double remote garage with paved driveway parking beforehand

Built in 2019* and set upon a 450sqm* block, this contemporary abode combines a popular and premium setting, with carefree comfort that is sure to interest a variety of buyers, including families, professionals and investors. While every care and attention to detail was taken with the design, providing modern appliances, spacious living options and a variety of opportunity to relax or entertain friends, with every convenience close at hand for laid back living and a lifestyle 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 450.00 square metres
- Building Area: 205.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage



