



5 Chalice Way, BALDIVIS, WA 6171

PERFECTLY PLACED FAMILY HOME WITH INVITING POOLSIDE GARDENS

Combining a generously proportioned interior design with a family orientated location, this ideally placed property offers relaxed poolside gardens, a choice of comfortable living options and complete convenience throughout. Directly facing the local primary school and walking distance to popular cafes and shopping, this prime setting provides a central Baldivis placement, with easy access to all of life's essentials. The residence itself is elevated from the street, with minimal upkeep gardens to both the front and back, alongside that inviting below ground pool, creating a relaxed space to gather friends or for the entire family to enjoy. Your 4 bedrooms are all well-spaced, with both bathrooms fully equipped and spacious by design, while your bedrooms are all placed to the right side of the home for peaceful conditions throughout. A sunken lounge or theatre room sits to the front of the home to offer a restful space to unwind at days end, with your open plan living, dining and kitchen leading out to your sheltered alfresco for entertaining throughout.

Features of the home include:

- Inviting master suite to the front of the home, with a cooling ceiling fan, dual walk-in robes and an ensuite with a twin vanity with storage, a large shower with glass screening and a private WC
- Three further generously spaced bedrooms, all with ceiling fans and either a walk-in or

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TYPE: For Sale

INTERNET ID: 300P195644

SALE DETAILS

Offers From \$975,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

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

Bianca McKenzie
0422864960

built-in robe

- Central family bathroom with a lengthy vanity with storage, a shower enclosure, bath and WC
- Open kitchen to the heart of the main living area, with an island bench for gathering around, stone benchtops and ample cabinetry throughout, with a full height dual door pantry and in-built 900mm appliances including an oven, gas cooktop and rangehood
- Zoned family living and dining around the central kitchen, with an open flow across all spaces and out to the alfresco for seamless access between, with both downlighting and natural light across the room, and a handy shoppers entry from the garage
- Spacious theatre room with a sunken design for added appeal and dual sliding doors for access
- Carpet to the bedrooms and theatre, with timber effect flooring to the remainder of the home
- Ducted air conditioning throughout
- Inviting alfresco to the rear of the residence, with an under roof placement for a continuous flow throughout, and paved flooring that extends outward for additional seating, plus an exterior ceiling fan and downlighting overhead
- Sparkling below ground pool, with a paved surround for added relaxation, glass fencing for peace of mind, and shade overhead
- Easy care backyard with synthetic lawn for carefree living
- Sheltered porch on entry with security screening to the front door
- Low maintenance front garden, with a border of hedging around the lawn and a stepped pathway to the home
- Solar panel system to aid with energy savings
- Double remote garage with a rear roller door for access to the backyard
- Paved driveway for additional parking potential

Built in 2013*, set upon a 571sqm* block with 192sqm* internally, this well-placed and inviting family home offers a choice of comfortable spaces for relaxed living or lively entertaining, with that superb poolside setting ensuring endless fun throughout. While the location provides straightforward access to schooling, shopping and transport connections, with parkland to the surrounds and plenty of play equipment and greenspace to explore.

Contact Bianca today on 0422 864 960 to arrange your viewing.

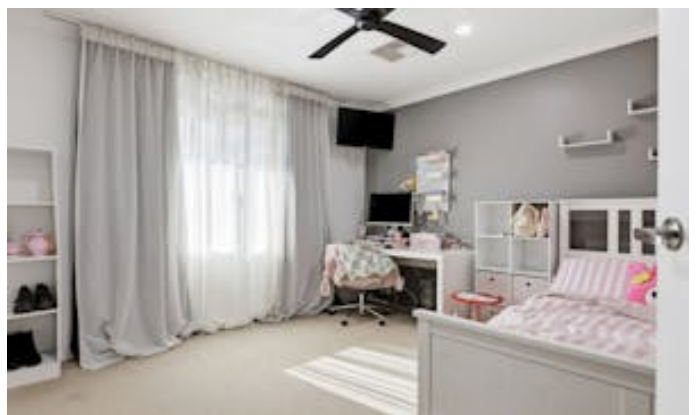
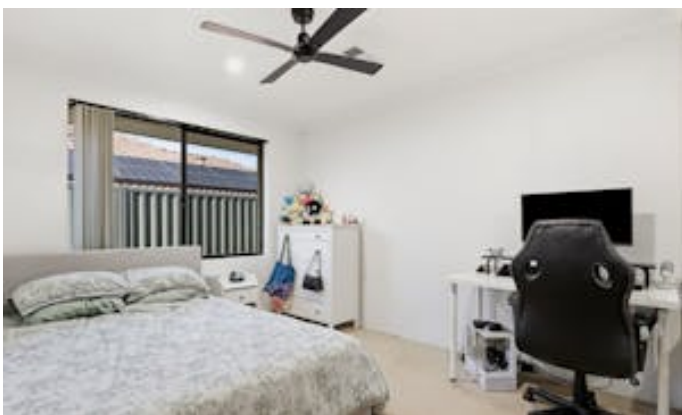
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*All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a

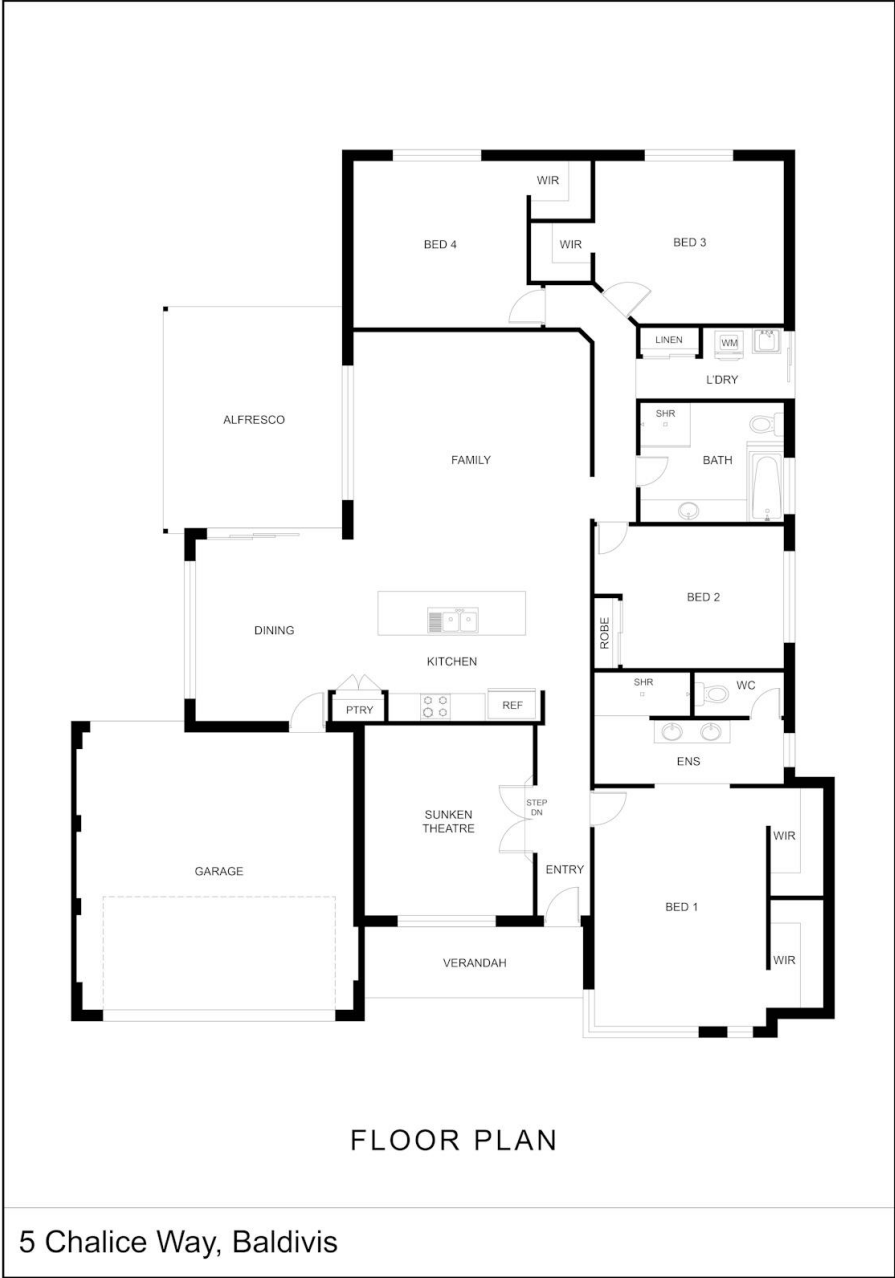
visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 571.00 square metres
- Building Area: 192.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage









FLOOR PLAN

5 Chalice Way, Baldvis