



## 45 Climber Concourse, BALDIVIS, WA 6171

### CAREFREE COMFORT WITHIN A PREMIUM PARK FACING LOCATION

Set back from the street and placed directly opposite a shaded parkland, this fantastic family home offers a cohesive floorplan that spans multiple living areas, with 4 comfortably spaced bedrooms and 2 fully equipped bathrooms included. The master suite is placed to the front and benefits from a private retreat or home office within, while your three remaining bedrooms are nestled toward the rear for peace and quiet throughout. A separate theatre room allows a dedicated setting for family movies or relaxation, with your open plan living, dining and kitchen placed centrally to create a seamless flow to the extended alfresco beyond. And the gardens to both the front and back enjoy easy care synthetic lawn, while the secure double garage provides drive through access to the backyard for added appeal.

Positioned within a much-loved and popular location for family orientated living, the Colonial Reserve opposite offers a tree lined greenspace to enjoy, with a variety of additional parkland and play equipment within walking distance. Baldivis Square is easily within reach to provide a choice of cafes and specialty stores, with the larger Stockland Shopping Centre just a little further to meet all your retail and dining needs. For schooling, the local primary school is also just a quick stroll away, with multiple childcare options on hand, and for those in search of uncomplicated daily travel, the Kwinana Freeway, Warnbro train station and bus connections are all available for a seamless commute.

**TYPE:** For Sale

**INTERNET ID:** 300P196548

#### SALE DETAILS

**Offers From \$849,000**

#### 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 master suite with a parents retreat, additional living space or home office within, including 2 x cooling ceiling fans and a walk-in robe for storage
- Ensuite bathroom to the primary bedroom, with a shower with glass screening, a vanity and private WC
- Three further well-spaced bedrooms, all with built-in robes for storage and overhead fans
- Family bathroom with a glass framed wet area including both a bath and shower, plus a vanity and separate WC
- Separate laundry with both cabinetry and counterspace, plus direct exterior access for drying
- Centrally placed kitchen with an in-built oven, gas cooktop and rangehood, with a wide array of cabinetry, a walk-in pantry and plentiful bench space for preparation
- Open plan living and dining area, with sweeping natural light for a bright and spacious feel and sliding doors to the alfresco
- Inviting theatre space or formal lounge, with dual entry points, downlighting and another ceiling fan
- Ducted air conditioning throughout
- Bamboo flooring to the main living areas and carpet to the bedrooms
- Generous outdoor entertaining area, with an under roof patio that extends to a gabled roof extension, with paving underfoot and café blinds for use across the seasons
- Low maintenance backyard, with both synthetic lawn and paving, plus secure fencing to the perimeter for peace of mind
- Private front garden, with a fenceline to separate from the street, and another blend of paving and synthetic lawn for minimal upkeep
- Lush garden bed before the home for an immediate street appeal
- Exterior roller shutters to the windows
- Solar panel system to aid in energy savings
- Paved driveway leading to your double remote garage
- Drive through access to the backyard via a rear roller door within the garage

Built in 2011\*, set upon a 475sqm\* block with 167sqm\* internally, this delightful home combines easy care comfort with a convenient and family focused setting, creating a low maintenance opportunity to appeal to investors, professionals and families alike. Your interior allows for cohesive living across the spaces, with a flexibility to the design to truly accommodate your needs, while the backyard ensures plenty of room for outdoor living and the perfect space to unwind.

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 475.00 square metres
- Building Area: 167.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage









