

10 Snowflake Approach, BALDIVIS, WA 6171

CONTEMPORARY FAMILY COMFORT WITH A SPACIOUS AND EASY CARE CORNER SETTING

Placed upon a beautiful corner standing and surrounded by a choice of parkland, this delightful family home offers a welcoming interior floorplan, with a comfortable 190sqm of living space to enjoy, along with a choice of alfresco for outdoor entertaining. Carefully created, your 4 bedrooms and 2 bathrooms are placed toward the rear of the home for a peaceful setting within, while an activity space or study area is centrally positioned for maximum appeal. Your generously sized living zone provides a large open area to relax and unwind as a family, with room for both a lounge and dining area adjacent to the modern and fully equipped kitchen. While a gabled roof patio extends outward from your sheltered alfresco area with minimal maintenance gardens across the 463sqm block.

Making full use of its wide street frontage, the homes appeal is immediate with its crisp white exterior contrasting perfectly with the lawned front garden, while your oversized double garage sits beyond a paved driveway to the side, and offers a sought after storage area within. The entry hallway guides you inside, where the contemporary timber laminate flooring and neutral colour scheme extends throughout your living areas, with your master suite positioned directly ahead. Oversized by design and spaced for comfort, your primary bedroom is carpeted underfoot, with dual walk-in robes that form a walkway to the ensuite beyond, including a twin shower enclosure with glass screening, and double vanity with storage and a private WC.

TYPE: For Sale

INTERNET ID: 300P196790

SALE DETAILS

Offers Over \$849,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**
8/2-6 Council Ave
Rockingham, WA
08 9591 4999

David Parlor
0412 734 727

Your open plan living and dining area is extremely spacious and offers a light and bright feel throughout, with a direct flow to the exterior patio for entertaining between. The modern kitchen provides an inviting space to gather, with a central freestanding island bench for casual meals or enjoying a drink with friends, plus stone benchtops, plentiful cabinetry and in-built 900mm appliances including an oven, gas cooktop and rangehood. A central activity space or study area is tucked away beyond, with direct access to the minor bedrooms to offer a space for the children to claim as their own, with all further queen sized bedrooms carpeted and equipped with built-in robes for storage. Your alfresco sits upon exposed aggregate flooring for a minimal upkeep appeal before extending outward and to your substantial gabled roof patio along the side of the home, with decking underfoot for a modern feel, plus privacy throughout.

Perfectly placed with a variety of greenspace and parkland to the surrounding area, you have endless family fun to enjoy, with play equipment, a nature reserve and scenic pathways to explore throughout. A choice of retail options include the recently opened Stargate Shopping Centre and the always popular Spud Shed, with the local primary school just a short stroll away. While for those with daily travel, the Kwinana Freeway is easily within reach, with public transport connections across the suburb.

Other features of the property include:

- Sheltered portico to the front of the residence
- Wide entry hallway within the home
- Main family bathroom fully equipped with a bath, glass shower enclosure and vanity
- Private secondary WC
- Separately laundry with an in-built linen closet
- Ducted reverse cycle air conditioning throughout
- Downlighting across the main living areas and master suite
- Gas storage hot water system
- Low maintenance gardens with plenty of room for entertaining and relaxation
- Raised garden bed of greenery within the backyard
- Dedicated space for the firepit
- Automatic reticulation throughout
- Storage area to the rear of the garage
- Built in 2013

Contact David Parlor today on 0412 734 727 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.

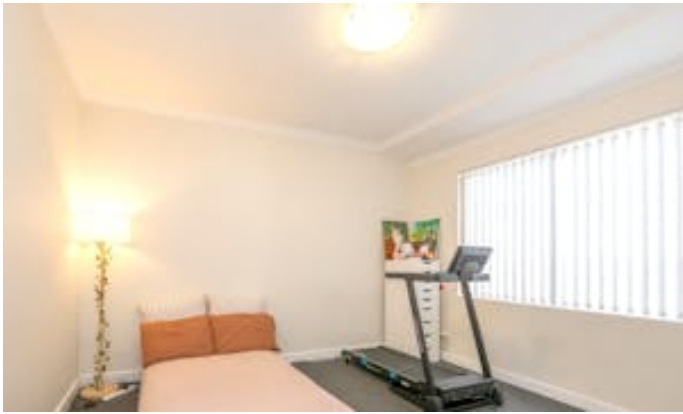
All measurements/dollar amounts are approximate only and generally marked with an *

(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 463.00 square metres
- Building Area: 190.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 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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