



48 Sandgate Boulevard, BALDIVIS, WA 6171

CAREFREE CONVENIENCE WITHIN A CENTRAL SETTING OPPOSITE PARKLAND

Elevated from the street and opposite a large parkland, this modern and easy care cottage style block offers low maintenance living within a central and family orientated location. Equipped with 4 bedrooms and 2 bathrooms, your master suite sits apart from the minor bedrooms for peaceful living, with your further bedrooms placed together along the right side of the residence for comfort. Your open plan lounge and dining area is overlooked by the kitchen for the perfect space to gather, while a separate theatre room offers a relaxed area to unwind at days end. A double garage is accessed via a laneway beyond the home for secure vehicle parking, while your backyard combines a sheltered and inviting alfresco, with lawned gardens for the children or pets to play.

Placed to enjoy parkland views, the sweeping Elm Reserve is just across the road and offers a large, grassed area and play equipment to utilise, while both primary and secondary schooling await within walking distance for laid back family life. A choice of retail options, dining facilities and cafes are all easily within reach, with a new and nearby shopping centre in development, while straightforward travel and transport links ensure uncomplicated connectivity to the surrounding area and further afield.

Features of the home include:

- Generous master suite to the front of the home, with an effective reverse cycle air

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: 300P196828

SALE DETAILS

Offers From \$799,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

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conditioning unit, a large window to enjoy the view and a recessed ceiling for an added sense of space, with a walk-in robe and an ensuite with a glass shower enclosure, vanity and WC

- Three further bedrooms, all with either built-in or walk-in robes for storage
- Main bathroom with a glass shower enclosure, bath and vanity, plus private WC
- Separate laundry with a linen closet and direct exterior access for ease of drying
- Modern and centrally placed kitchen, with a lengthy breakfast bar for grabbing a quick bite, plus both upper and lower cabinetry, plentiful bench space and in-built stainless-steel appliances including an oven, gas cooktop and rangehood, with recesses for the fridge and dishwasher
- Open plan lounge and dining area, with downlighting, another reverse cycle air conditioning unit and sliding doors directly to your alfresco and garden, with large windows for a bright and spacious feel
- Dedicated theatre room to the front of the home, with plenty of natural light and a comfortable space to enjoy a quiet movie or relax
- Carpet to the bedrooms and theatre, with tiling to the remainder
- Paved alfresco to the rear of the home and under the main roof for uninterrupted living and entertaining between
- Fully fenced backyard with an area of lawn and planted garden beds to the border
- Sheltered portico on entry
- Minimal upkeep front garden with views to the parkland across the street
- Fully fenced and gated entry that's elevated for appeal
- Double remote garage accessed via a laneway to the rear

Built in 2015*, set upon a 360sqm* block with 153sqm* internally, this perfectly placed and easy to maintain residence offers modern and minimal upkeep living that would ideally suit the family, professional or first time buyer, with investors equally interested given its central and convenient location. The interior follows a carefully considered floorplan, with the living areas spaced apart to provide comfort for all, while the bedrooms offer a peaceful placement to suit the family or guests.

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 360.00 square metres
- Building Area: 153.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2







