



22 Edensor Vista, BALDIVIS, WA 6171

NEWLY BUILT RESIDENCE FOR LOW MAINTENANCE LIVING, WITH CONVENIENCE THROUGHOUT

Built in just 2025, this near new residence offers a prime example of low maintenance living, with an executive design for carefree comfort throughout. Set upon a corner block, your gardens have been carefully created to ensure both relaxation and minimal upkeep throughout, with lawn to both the front and back, and easy access from your living area for an indoor to outdoor flow. Your 4 bedrooms are designed for comfort, with both bathrooms fully equipped for the family or guests. While your living options include a formal lounge or theatre space to the front, and an open plan zone to the rear, with living and dining around your centrally placed kitchen. A modern neutral colour scheme ensures cohesive styling across the residence, with plenty of natural light and a blank canvas interior for you to truly make the space your own.

Located within the increasingly popular Greenlea Estate, this family orientated and welcoming community offers easy access to a variety of retail and dining options, with the recently opened Stargate Shopping Centre nearby, along with plenty of local convenience. A choice of parkland ensures a recreational appeal, with the Edensor Vista Reserve just a few steps away for ample greenspace to enjoy, and the scenic nature reserve just a little further. Schooling and childcare are equally close at hand, with uninterrupted travel via the nearby Kwinana Freeway, and public transport connections throughout.

TYPE: For Sale

INTERNET ID: 300P197087

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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Features of the home include:

- Generous master suite to the front of the home, with a walk-in robe and an ensuite with a shower enclosure, stone topped vanity and WC
- Three further bedrooms, all with floor to ceiling built-in robes
- Main bathroom with a bath, glass shower enclosure and stone topped vanity with storage
- Central kitchen with a freestanding island for casual meals or entertaining around, with stone benchtops, fitted cabinetry and in-built appliances including an oven, gas cooktop and rangehood, plus a full height pantry and dedicated recess for the fridge
- Spacious open plan living and dining area, with modern light fixtures and sliding doors directly to the garden for uninterrupted access between
- Lounge or theatre space on entry to the home, with a large window for natural light and an open flow to the main area beyond for seamless living throughout
- Ducted air conditioning to the entire residence
- Timber effect flooring to your living options and carpet to the bedrooms
- Paved area within the backyard for seating
- Lawned backyard with planted foliage to the border and fencing to the perimeter
- Sheltered porch on entry within
- Classic exterior facade for a neat and tidy appeal, with lawn before the home and plant life within the designated beds
- Double remote garage with a paved driveway beforehand

Set upon a 295sqm* block with 127sqm* internally, this superb property is sure to meet the needs of a variety of buyers seeking straightforward living, with a move-in ready appeal and a near new design to enjoy. While the location promotes absolute convenience, and an ideal setting for investors, professionals and families alike.

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 295.00 square metres
- Building Area: 127.00 square metres
- Bedrooms: 4
- Bathrooms: 2

- Double garage



