



## 1575 Mandurah Road, BALDIVIS, WA 6171

### OUTSTANDING OPPORTUNITY FOR LIFESTYLE LIVING

Offering an idyllic location for complete and utter tranquility, this sweeping rural block offers over 5 acres of peaceful living, with careful updates and upgrades to enjoy, and plenty of space to roam. The residence provides a huge central living area, with multiple options for dining, living and relaxation around the oversized and inviting kitchen, creating a true heart of the home and the perfect space to gather. Your four bedrooms are placed apart for restful living, with the generous master suite equipped with a large ensuite, and your minor bedrooms all well-spaced and central to the family bathroom. A study or additional lounge sits to the side of the home, with a sheltered alfresco to the rear, and a secluded verandah on entry, providing the ideal setting to sit back and enjoy your comforting daily soundtrack. A lawned garden has been fenced around the home to ensure a safe space for the children or pets to play, with a sparkling below ground pool to add to the haven like appeal. While a substantially sized and powered workshop offers storage for the tools, with the entire property fenced to the perimeter and gated on entry.

Located to savour the very best of both worlds, you get complete tranquility at home, with every daily amenity easily within reach for urban living. Both public and private schooling sit just a quick drive away, with extensive retail options to not only Balddivis but also the neighbouring suburbs of Secret Harbour, Port Kennedy and Rockingham too. A variety of road links ensures connectivity, with Warnbro train station easily within reach for a seamless commute to the city, while the soon to be re-opened White Lakes

**TYPE:** For Sale

**INTERNET ID:** 300P197667

**SALE DETAILS**

Offers Invited

**CONTACT DETAILS**

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

**Bianca McKenzie**  
0422864960

Brewing is further along the road, with the scenic Baldivis Children's Forest on hand and the sensational coastline just a little further for a true lifestyle appeal.

Features of the home include:

- Spacious master suite with a complete wall of built-in robes for storage and a ceiling fan for comfort, with your large ensuite tucked behind a sliding barn door and equipped with a twin shower enclosure, a dual vanity and private WC, with floor to ceiling tiling throughout
- Three further well-spaced bedrooms, with either a ceiling fan or reverse cycle air conditioning unit and space for storage within
- Main bathroom with floor to ceiling tiling, a corner bath, separate shower recess and vanity with storage, plus private WC
- Separate laundry with ample cabinetry and counterspace, plus direct exterior access
- Updated and oversized kitchen, with dual wall ovens, a cooktop to the central island and extensive built-in cabinetry, with waterfall edging to the benches, a breakfast bar for casual meals, and a large viewing window across the land
- Central dining area built into the kitchen, with a solid wooden table extending from the island bench
- Huge family zone with a choice of living options, dining and even a games area within to offer a flexible space to utilise as best suits your needs, with modern downlighting, an effective reverse cycle air conditioning unit and warming fire
- Home office or additional lounge to the side of the residence, with sliding doors directly to the gardens
- Timber flooring to the master suite and carpet to the minor bedrooms
- Exterior roller shutters to the windows
- Paved alfresco to the rear of the residence, with breathtaking views across the back lawn and beyond, providing to ideal setting to rest and unwind at days end
- Sheltered and paved verandah on entry to the home, providing a secluded setting to enjoy the native birdsong and views across the garden
- Glistening below ground pool, with paving and synthetic lawn to the surround for poolside entertaining, and fencing for peace of mind
- Lush lawned garden around the home that's fully fenced and gated to provide a safe space for play
- Established plant life to surround the home for an immediate appeal and add to the scenic outlook
- Spacious natural block with an abundance of mature trees for both shade and privacy throughout
- Powered workshop with roller door entry
- Dedicated pens for the chickens and ducks
- Water tank
- Solar panel system for energy efficiency
- Bore and reticulation for ease of upkeep
- Bitumen driveway to the home with plenty of space for vehicle access and parking

- Side gates for drive through entry to the workshop
- Gated entry to the elevated block
- Fencing to the perimeter

Built in 1990 and set upon an approximate 5.13 acre block, this incredible setting offers a rare opportunity to live the rural dream, with every convenience on the doorstep, and absolute peace and quiet throughout. The careful updates offer a welcome appeal from the very first glance, with the generous living zone providing the ultimate space to gather the family, while the natural gardens and manicured lawns ensure a sanctuary like setting, with uninterrupted views throughout.

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 5.13 acres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2







