

## 7 Arrino Parade, BALDIVIS, WA 6171

**BUILT FOR ENTERTAINING, THIS EXECUTIVE POOLSIDE HOME OFFERS EASY CARE LIVING AND A CENTRAL LOCATION FOR ALL**

Surrounded by parkland and walking distance to Stockland Shopping Centre, this premium property combines exceptional indoor to outdoor living, with poolside gardens, a huge alfresco to enjoy and multiple living areas within. A double garage awaits to the front of the home, with drive through access to the backyard, while your gardens follow a minimal maintenance design for maximum relaxation throughout. The residence itself offers 4 comfortable bedrooms and 2 fully equipped bathrooms, with a lounge to the front of the home, and an open plan family hub beyond. The kitchen is perfectly placed as the central gathering point, with an uninterrupted flow to your outdoor living to ensure a true entertainers delight, with ample space to gather a crowd and endless family fun available.

Features of the home include:

- Oversized master suite to the front of the home, with room for a seating nook within, plus dual walk-in robes, and an ensuite with a glass shower enclosure and a vanity with extended counter space
- Three further sizeable bedrooms, ideal for the children or guests with built-in robes for storage

**TYPE:** For Sale

**INTERNET ID:** 300P197885

**SALE DETAILS**

**Offers From \$949,000**

**CONTACT DETAILS**

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

**Bianca McKenzie**  
0422864960

- Main family bathroom with a bath, glass shower enclosure and vanity
- Central kitchen with a galley style design incorporating your freestanding island for casual meals, with an in-built stainless-steel oven, gas cooktop and rangehood, ample cabinetry and a dual door pantry, plus a designated recess for the fridge
- Generous open plan living and dining area, with both built-in cabinetry and open shelving, plus plentiful windows for a bright and spacious feel, and sliding door access to your extensive patio arrangements
- Welcoming open lounge to the front of the home, with a large window for natural light and a seamless flow to the main living areas beyond
- Carpet to the bedrooms, and timber effect flooring to the main living area and lounge
- Modern downlighting across the living areas
- Ducted air conditioning throughout
- Extensive alfresco opportunity with a patio to the side of the home that broadens to a vast, gabled roof extension to the rear, with a combination of paved flooring and limestone underfoot, providing a prime setting to entertain friends and enjoy your outlook across the pool
- Inviting below ground pool, with a paved surround for yet more relaxation, and frameless glass fencing for peace of mind
- Low maintenance backyard with synthetic lawn and paving throughout, plus a garden bed to the fenceline just waiting to be planted
- Modern exterior and inviting front facade
- Tiered front garden with synthetic lawn for immediate appeal and minimal upkeep throughout
- Double garage with remote roller door access
- Secondary roller door to the rear of the garage for drive through entry to the backyard
- Extra-wide paved driveway for additional parking potential

Built in 2008\*, set upon a 610sqm\* block with 161sqm\* internally, this superb family residence provides a truly inviting transition between your interior and exterior living, making full use of all available space and offering a true entertainers delight. The low maintenance appeal ensures a relaxed setting to call home, with the always popular drive through access a welcome addition, while the location provides a convenient setting to appeal to many, with parkland and a large reserve to the surrounds, and shopping, schooling and transport connections nearby.

Contact Bianca today on 0422 864 960 to arrange your viewing.

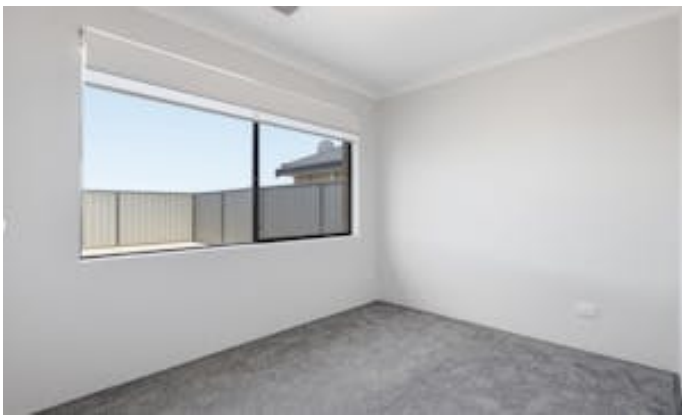
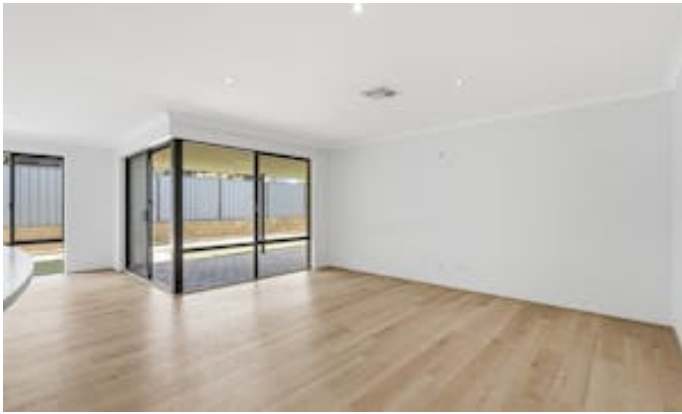
\*The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, 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

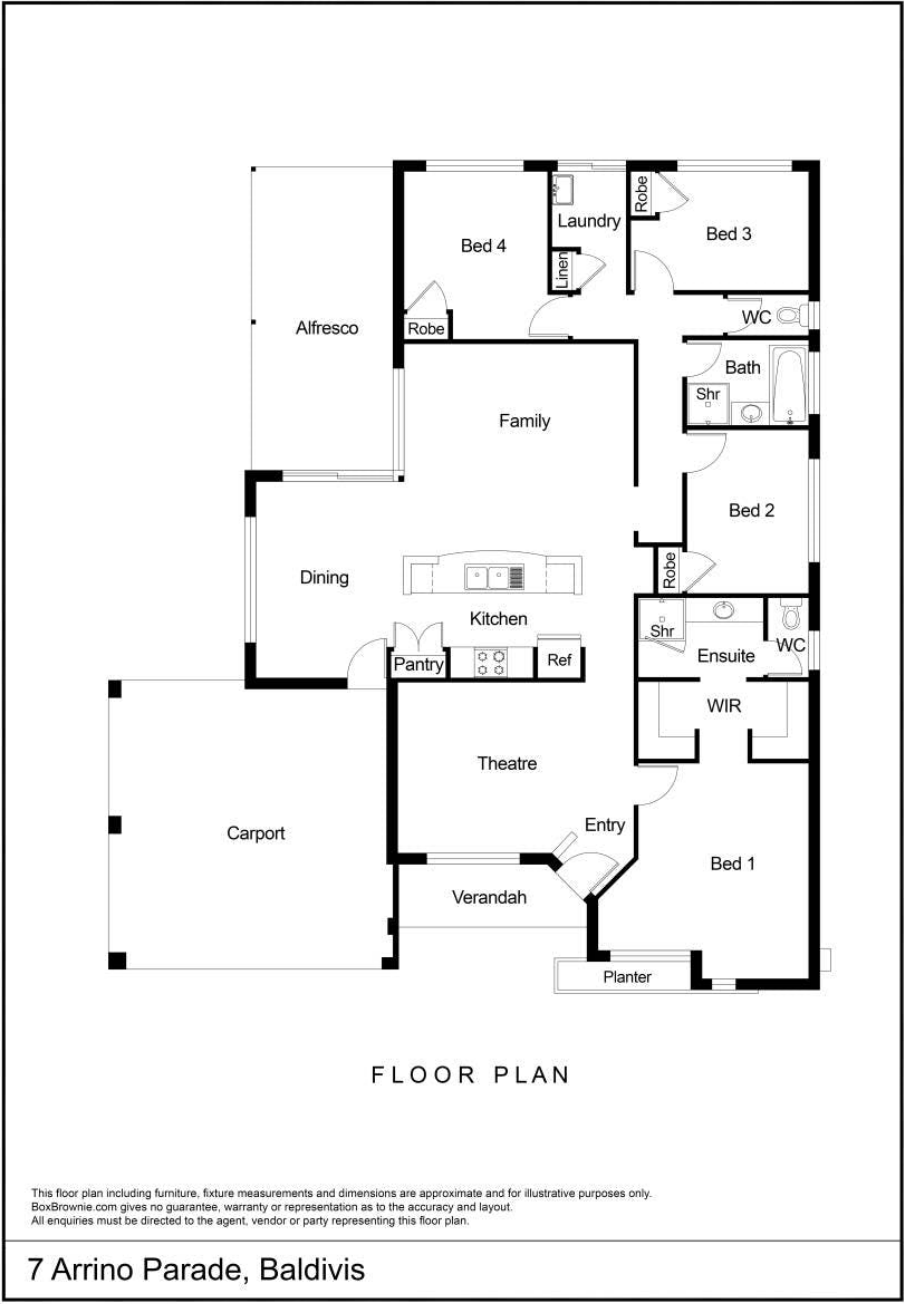
\* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 610.00 square metres
- Building Area: 161.00 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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