



## 3 Maiden Way, BALDIVIS, WA 6171

PREMIUM FAMILY LIVING, WITH MINIMAL UPKEEP AND MAXIMUM RELAXATION THROUGHOUT

Designed for minimal maintenance comfort, this perfectly located property overflows with internal living space across its well-proportioned and family orientated floorplan. Set just a quick stroll from both primary and secondary schooling, plus childcare facilities, this premium setting ensures a laid back appeal, with lush parkland to the surrounds and shopping options throughout. Designed for family life, your master suite is placed to the front of the home, with your three further bedrooms and family bathroom nestled within their own peaceful section to the rear. A dedicated home office provides a sought after work from home solution, with your living options including a separate theatre room, an open games or activity area and a generous lounge and dining zone around the modern kitchen. And moving outside, your exterior is just as inviting with an easy care feel for maximum enjoyment throughout, with plenty of lawn to both the front and back, a double garage for the vehicles and a sheltered patio that's ideal for entertaining.

Features of the home include:

- Spacious master suite with a large window and garden outlook, plus a walk-in robe for storage and an ensuite with a glass shower enclosure, vanity and private WC

**TYPE:** For Sale

**INTERNET ID:** 300P198104

**SALE DETAILS**

**Offers From \$849,000**

**CONTACT DETAILS**

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

**Bianca McKenzie**  
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- Three minor bedrooms placed peacefully together for convenience, with built-in robes to all
- Main bathroom with a glass shower enclosure, bath and vanity, with a separate WC next door
- Laundry with direct exterior access and open shelving within
- Modern central kitchen, with extensive cabinetry that contrasts between the upper and lower options, with a freestanding island for grabbing a casual bite, in-built appliances including an oven, gas cooktop and rangehood, and both a full height pantry and fridge recess for appeal
- Light and bright family living and dining area, with sliding door access directly to the alfresco and gardens, plus plenty of space to relax across the open plan design
- Comfortable theatre room or formal lounge, with dual door entry from the main living area for seamless access between
- Activity or games area to the side of the living space, with a variety of uses and plenty of opportunity throughout
- Dedicated home office toward the front of the home for ease of entry, with natural lighting and flexibility across its use
- Tiling to the main living area and carpet to the remainder of the home
- Ducted air conditioning throughout
- Paved alfresco to the rear of the residence, providing a sheltered and shady spot to unwind at days end
- Fully fenced back yard, with extensive lawn throughout and a pathway around the home for access
- Lawned front garden, with established greenery before the residence
- Exterior roller shutters to the windows
- Solar panel system to assist with energy savings
- Double remote garage
- Paved driveway for additional parking if required

Built in 2011\*, set upon a 480sqm\* block with 184sqm\* internally, this spacious family home offers a careful blend of low maintenance living, with a flexible floorplan to allow a variety of layouts and uses within. The gardens ensure ample room for play, with a straightforward design that showcases the minimal upkeep required, while the location is sure to interest many, with uncomplicated travel connections and a family focus 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.

Other features: Window Treatments

- Land Area 480.00 square metres
- Building Area: 184.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage







