



## 7 Toolibin Rise, BALDIVIS, WA 6171

LAI D BACK COMFORT WITH A POPULAR RIVERGUMS LOCATION AND EASY CARE LIVING THROUGHOUT

Designed for carefree living, this low maintenance property provides an easy care layout across its carefully considered floorplan, with comfortable living options, minimal maintenance gardens and a central location for all. Placed for absolute convenience within the popular Rivergums Estate, you have a choice of schooling, the vast Stockland Shopping Centre and a variety of parkland all within walking distance, ensuring a premium position for many and a much-loved setting to call home. Inside the residence your 4 bedrooms and 2 bathrooms are all well-spaced and fully equipped throughout, with a dedicated theatre room or lounge to the side of your open plan living, dining and kitchen. A separate activity space or study area is placed between the minor bedrooms for added appeal, while an inviting alfresco awaits to the rear garden, with paving that extends outward to encompass the backyard, and a double garage for parking to the front of the home.

Positioned in a peaceful setting, the picturesque lakes and parkland that make this area so special are just a quick stroll from home, with Stocklands shopping centre equally close by and fully fitted with retail, dining and entertainment options, while the freeway access is only minutes away, with bus and train links both nearby. For the family, aside for the epic parks and playgrounds to the immediate surround, you have both primary and secondary schooling, along with childcare options all withing walking distance,

**TYPE:** For Sale

**INTERNET ID:** 300P198439

**SALE DETAILS**

**Offers From \$875,000**

**CONTACT DETAILS**

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Rockingham & Baldivis**  
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eliminating the busy school run and ensuring laid back living for all.

Features of the home include:

- Inviting master suite to the front of the home, with a cooling ceiling fan, a walk-in robe and an ensuite with a glass shower enclosure and a vanity with storage
- Three further bedrooms, all designed for comfort, with built-in robes included
- Family bathroom with a glass shower enclosure, bath and vanity
- Laundry with direct access to the side of the home for ease of drying
- Fully fitted kitchen with contrasting cabinetry, a breakfast bar for gathering friends and quality in-built appliances including an oven, gas cooktop and rangehood
- Substantially sized living and dining area, with sweeping natural light, an open plan design and direct access to the alfresco and paved garden
- Separate lounge or theatre space to the side of the main family zone, with an open flow for relaxed living throughout
- Activity space or study area between the minor bedrooms, ideal as a homework station or home office nook
- High ceilings and a neutral colour scheme across the residence
- Ducted air conditioning throughout
- Tiling to the main living areas and carpet to the bedrooms and lounge
- Under roof alfresco to the rear of the residence, with paving to the floor that extends outward and to the fenceline, providing ample space for seating, relaxation and entertaining within
- Fully fenced backyard with gated entry to the side and little to no maintenance required
- Modern and inviting street facade with a portico on entry
- Lawned front garden with planted beds before the home
- Solar panel system to aid with energy efficiency
- Double remote garage for vehicle parking
- Paved driveway

Built in 2016\*, set upon a 405sqm\* block with 164sqm\* internally, this low maintenance residence offers a premium opportunity for families, professionals or investors in search of an easy care property that's close to all the usual amenities and transport links. The modern interior and straightforward design ensure relaxed comfort throughout, while the garden offers a laid back space in which to unwind, with the surrounding parkland providing ample greenspace to enjoy.

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 405.00 square metres
- Building Area: 164.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage







