



8 Mesa Link, BALDIVIS, WA 6171

INVITING FAMILY RESIDENCE WITHIN A PREMIUM LOCATION FOR LAID BACK LIVING

Tucked away within the very heart of the much-loved Tuart Ridge Estate with popular cafes, retail options and both schooling and childcare within walking distance, this premium setting provides a sought after location for family life, with comfortable living throughout. Offering a spacious interior design, your floorplan ensures functional family living, with generous spaces for relaxation, including a separate theatre room, a home office or activity area, and your central open plan hub. Your fully equipped kitchen is bordered with zoned living and dining, with direct access to the sheltered alfresco and garden, while your bedrooms are all well-spaced and positioned for a peaceful nights rest. A double garage provides secure vehicle parking, while side access gates offer entry to the backyard and additional storage as required, with lawned gardens to enjoy and plenty of room for play.

Features of the home include:

- Freshly painted throughout
- Inviting master suite to the front of the residence, with an effective reverse cycle air conditioning unit for well-being, large windows overlooking the front garden and a large walk-in robe
- Ensuite bathroom to the master bedroom, with a large shower enclosure with glass

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P199556

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
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screening, a dual vanity with storage and a private WC

- Three well-spaced minor bedrooms, with built-in robes for storage and a reverse cycle air conditioning unit to one
- Main family bathroom with a glass shower enclosure, bath and vanity
- Separate laundry with cabinetry and counterspace, plus direct exterior access
- Walk in linen cupboard
- Fully equipped kitchen to the heart of the home, with stone benchtops, ample cabinetry and an in-built 900mm* oven, gas cooktop and rangehood, with a large island bench for casual meals and a full height walk in pantry for functionality
- Zoned living and dining around the central kitchen, with plenty of space for the entire family to gather, with reverse cycle air conditioning and sliding door access to the alfresco for entertaining
- Theatre space or formal lounge for comfortable relaxation, with another reverse cycle air conditioning unit for appeal
- Separate study or activity space, with an open flow from the front entry for ease of access
- Dual front door entry to a large foyer
- New carpets to the bedrooms and both timber effect flooring and tiling to the living areas
- Ducted air conditioning throughout
- Under roof alfresco for seamless living and entertaining between, with paved flooring underfoot and an outlook to the garden
- Fully fenced backyard, with lawn throughout and a dedicated and planted bed to the border
- Lawned front garden with established greenery for both privacy and appeal
- Handy garden shed for stowage
- Side access gates to the backyard for additional parking or entry
- Double remote garage with a large, paved driveway beforehand

Built in 2011*, set upon a 584sqm* block with 200sqm* internally, this fantastic residence offers a low maintenance design within a popular and central setting for laid back lifestyle living. A variety of parkland sits within walking distance for a family focus, while the home itself boasts a choice of comfortable options for entertaining or much needed relaxation. While the gardens ensure a peaceful and private setting to unwind, with space for the children or pets to roam.

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 584.00 square metres
- Building Area: 200.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage







