



## 6 Conostylis Parade, BALDIVIS, WA 6171

With LARGE open living spaces and an amazing outdoor entertaining area, this home was built with family living in mind!

Situated on a generously sized 602sqm block in the Popular Rivergums Estate, this spacious family home is sure to impress, with four spacious bedrooms plus a study or 5th bedroom, two bathrooms, two living areas, a below ground pool and a large alfresco entertaining area, perfect for relaxing and year-round entertaining.

Additional features include ducted reverse cycle air-conditioning for year-round comfort, gas bayonet point for heating during the colder winter months and an instant gas hot water system for energy efficiency and low energy costs.

Located in a great family friendly location and is within a short distance of beautiful parklands, schools, shopping facilities, public transport, multiple dining choices and local amenities.

Call Tony Ansara anytime on 0410 107 787 for questions or queries or to book a viewing. Facetime viewings are also available.

**TYPE:** Sold

**INTERNET ID:** 300P40552

**SALE DETAILS**

**Offers Invited - Higher  
\$400 - \$500**

**CONTACT DETAILS**

**Rockingham Baldivis**  
14/10 Livingstone Tce  
Rockingham, WA  
08 9599 6600

**Tony Ansara**  
0410107787

## Property Features

Year built 2005

Lot size (approx.) 602m<sup>2</sup>

4 Bedrooms (Master bedroom with walk in robes and an ensuite, Minor bedrooms with built-in robes)

2 Bathrooms

Study or a potential 5th bedroom

Well-appointed kitchen with a pantry, microwave recess and stainless-steel appliances

Lounge area

Large open plan living area

Laundry with overhead cabinets

Walk in linen cupboard to the hallway for additional storage

Parquetry flooring throughout living areas

Ducted reverse cycle air conditioning throughout

Gas bayonet for heating

Instant gas hot water system

Large alfresco area

Below ground salt water swimming pool

Grassed area with garden shed

Double car garage with shopper's entry and rear access to a paved area

## Location Features

Ardea Way Reserve 240m (approx.)

The Rivergums Adventure Park 260m (approx.)

Baldivis Square 1.8km (approx.)

Stockland Baldivis Shopping Centre 1.9km (approx.)

Kwinana Freeway 1.9km (approx.)

Warnbro Train Station 6.5km (approx.)

Perth 46.4km (approx.)

## Schools

Rivergums Primary School 450m (approx.)

Makybe Rise Primary School 1.9km (approx.)

Sheoak Grove Primary School 2.4km (approx.)

Settlers Primary School 3.2km (approx.)

Baldivis Secondary College 700m (approx.)

Ridge View Secondary College 4.5km (approx.)

Tranby College 3km (approx.)

Mother Teresa Catholic College 5.5km (approx.)

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.

- Land Area 602.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage







