



21 Rimfire Road, BALDIVIS, WA 6171

When Location and Size Matter!!

Perfectly positioned in a great location close to Makybe Primary School and local shops is a rare find indeed.

Homes of this size are rare. Boosting over 250m² of building, it's both functional and spacious.

There are multiple living areas including a large theatre at the front of the property. A massive open plan family living / dining area which opens onto the alfresco entertaining.

The kitchen is amazing, it features stone tops large fridge space, gas 900mm cook top, rangehood and 900mm under-bench oven. Your dinner guests will never see dirty dishes because at the rear of the kitchen is a scullery, with kitchen sink, overhead cabinet and provision for a dishwasher, the laundry adjacent to the scullery.

The master bedroom has a large en-suite with two walk-in robes. There is a fifth bedroom/study close by. The remaining three bedrooms are located at the rear of the property all with built in robes.

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: Sold

INTERNET ID: 300P67673

SALE DETAILS

Mid \$500,000's

CONTACT DETAILS

Rockingham Baldivis

14/10 Livingstone Tce
Rockingham, WA
08 9599 6600

Karen Tickner
0450 670 662

The high ceilings add to the spacious feel and the ducted reverse cycle air conditioning will keep your family comfortable year-round. This is a must-see property large enough for a growing family.

To view call Karen Tickner on 0450 670 662 today!

Property Features:

Block size: Approx. 530m²

Built: 2017

Building size: Approx. 254m²

Kitchen with stone tops, stainless steel appliances and abundance of cabinetry

Scullery and combined laundry

Master suite with his and her robes and spacious en-suite

Spacious theatre room

3 great size minor bedrooms with mirror door robes- two which are walk in robes

Open plan kitchen/family/meal

Main bathroom with separate shower and bath

High ceilings to compliment the space

Tiled living areas

Carpeted bedrooms and theatre

Ducted reverse cycle air conditioning

Double garage with auto door

Reticulated lawns and gardens

Alfresco

Location Features:

Stockland Baldivis Shopping Centre 1.3km approx.

Kwinana Freeway On-ramp 1.9km approx.

The Rivergum's Adventure Park 900m approx.

Warnbro Train Station 5.3km approx.

Baldivis IGA Shopping Centre 260m approx.

Perth City 49km approx.

School Catchments:

Primary

Makybe Rise Primary School (0.3 km)

Rivergums Primary School (1.2 km)

Tuart Rise Primary School (1.3 km)

Settlers Primary School (1.7 km)

Secondary

Baldivis Secondary College (1.3 km)

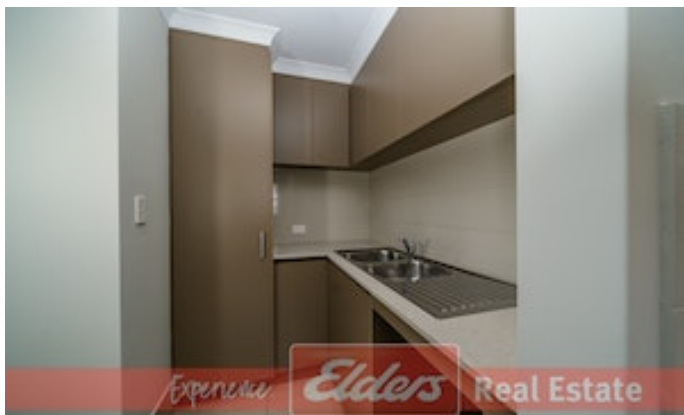
Ridge View Secondary College (2.2 km)

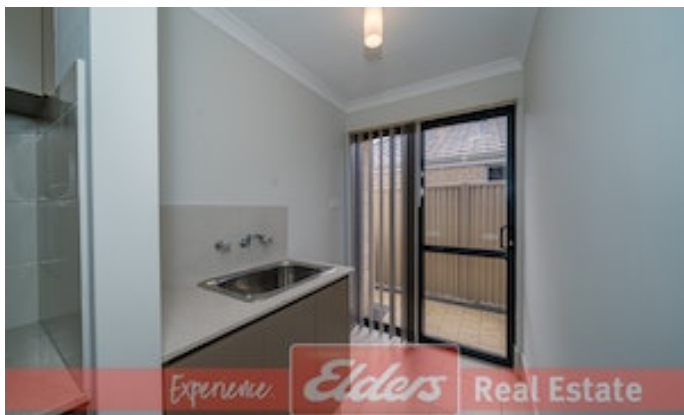
Warnbro Community High School (5.6 km)

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.

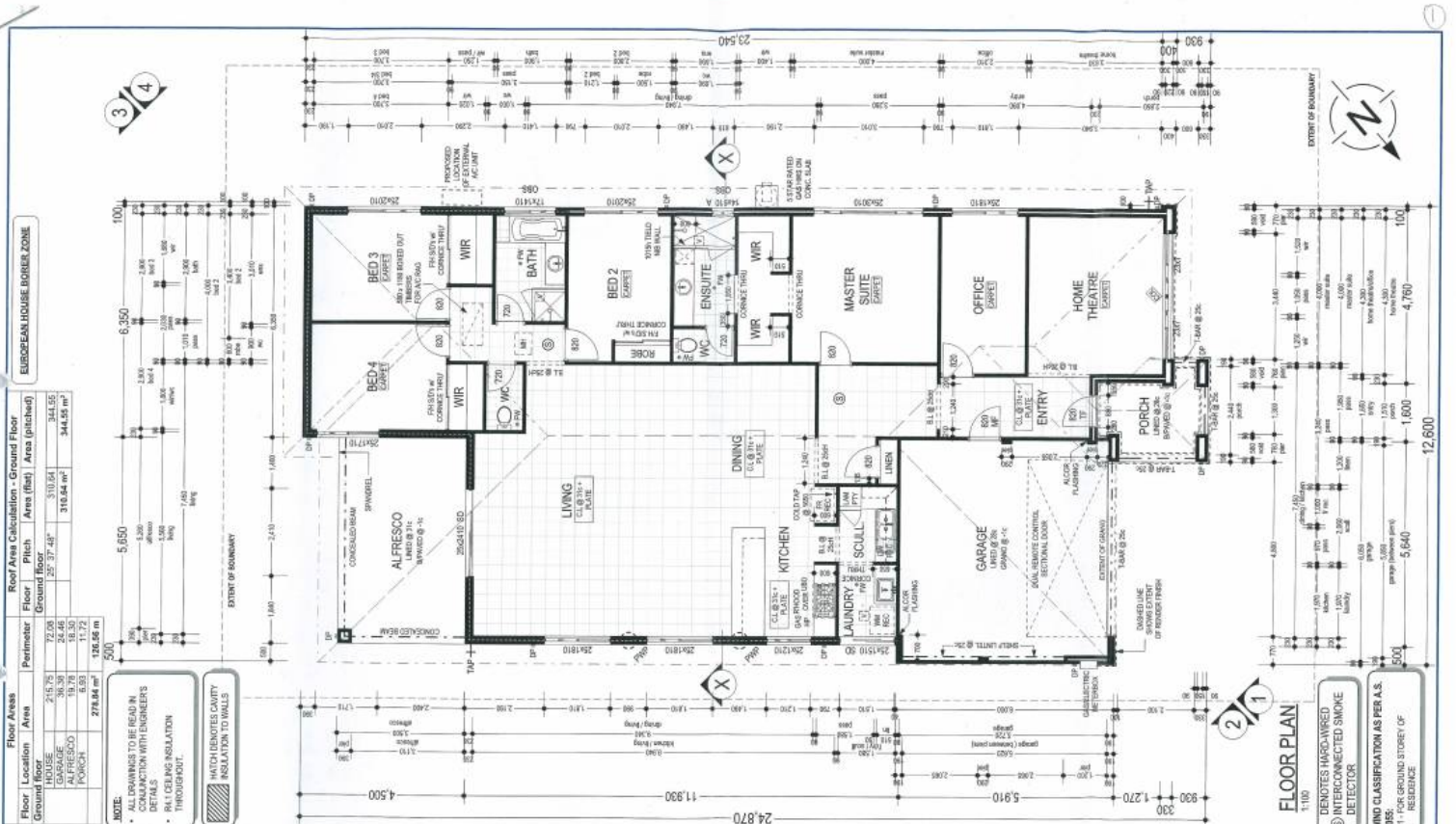
Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 520.00 square metres
- Building Area: 215.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite









Roof Area Calculation - Ground Floor

Floor	Location	Area	Perimeter	Pitch	Area (pitched)
Ground Floor	HOUSE	310.54	72.08	25.37°	344.55
	GARAGE	24.46	11.72	0°	24.46
	PORCH	11.72	5.93	0°	11.72
		278.84			310.54

NOTE:
 * DIMENSIONS TO BE READ IN CONJUNCTION WITH ENGINEERS DETAILS
 • R41 CEILING INSULATION THROUGHOUT.
 HATCH DENOTES CAVITY INSULATION TO WALLS

65 Walters Drive, Osborne Park, W.A. 6017,
 Telephone: (08) 9202 9200,
 Facsimile: (08) 9202 9201,
 P.O. Box 55, Westfield Shopping Centre,
 Innisfail, W.A. 6918.

REV	VO #	DRN	DATE	CHK
01	CONTRACTS	KW	08.12.16	KW
02	VO	VJK	08.12.16	AH
03	ENS - Item #8	AH	10.01.17	AH
04	P&C - Item #9-9	AH	10.01.17	AH
05	6 star-Item #10	AH	11.01.17	AH
06	DEV. Item # 53	AH	07.02.17	AH
07	FP VO 01-05	CEM	16.02.17	CEM
08	Item #87	MSJ	23.02.17	MSJ

Sub-contractors to verify all dimensions on site.

FINAL PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.

DATED: _____

OWNER	WITNESS
OWNER	WITNESS
BUILDER	WITNESS

CLIENT:
S.C. D'SOUZA & M.L. D'SOUZA

ADDRESS:
LOT 295 RIMFIRE STREET BALDIVIS

CUSTOMER COPY

ONE OFF DESIGN

MODEL N°: 00092

DATE: 23.02.17

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SHEET N°: 1 OF 11

JOB N°: 31655

REVISION: 08