



SOLD

PERFECT HOME FOR MODERN LIVING

New to the market is this fantastic single storey family home set on a generous 581sqm block in the gorgeous Heritage Park Estate. Boasting over 217sqm of living, this large four bedroom, two bathroom home features a dedicated home theatre room, huge open plan casual living areas, queen-sized minor bedrooms with built in robes and a fabulous oversized double remote garage providing workshop space and rear access.

Accommodation briefly comprises;

- * Large entrance foyer with shoppers access to extra large double remote garage
- * Huge master bedroom suite with roller blinds, oversized walk in robe & hotel style en-suite
- * Spacious en-suite with dual basin vanity, large deep bath to enjoy and relax in after a long day & double sized shower
- * King-size guest bedrooms with built in robe & 2 further queen sized bedrooms with built in robes
- * Modern family bathroom and practical laundry, triple sliders to linen storage
- * Separate dedicated home theatre/media room with dual access
- * Superb open plan casual living area comprising meals & family zones and direct access to the under main roof alfresco
- * Well appointed chefs kitchen with feature bulkhead, 900mm stainless steel appliances inc dishwasher, large WIP & double fridge/freezer recess
- * The outdoor entertaining space is generous & overlooks an easily maintained backyard area with space to drop in a pool
- * The front lawn has been freshly laid and both lawns and garden beds are reticulated from mains water
- * The oversized double garage provides lots of options for extra storage/workshop space & has rear access through a roller door to a large paved hardstand area.

Not only does this home provide spacious accommodation for all the family, but it gives your family a fantastic lifestyle in this private and established community, it's set in natural parklands with heaps of landscaped parks and walking trails providing the perfect place to relax and unwind. Not only that, you have local schools on your door step and easy access to Baldivis Town centre providing an array of shops, cafes and transport links including bus & rail and of course the freeway access is only minutes away.

Please contact LISA DRYLIE from @realty for more information or to arrange your inspection.

4 BED | 2 BATH | 2 CAR

PRICE:
\$450,000

OPEN FOR INSPECTION:
N/A




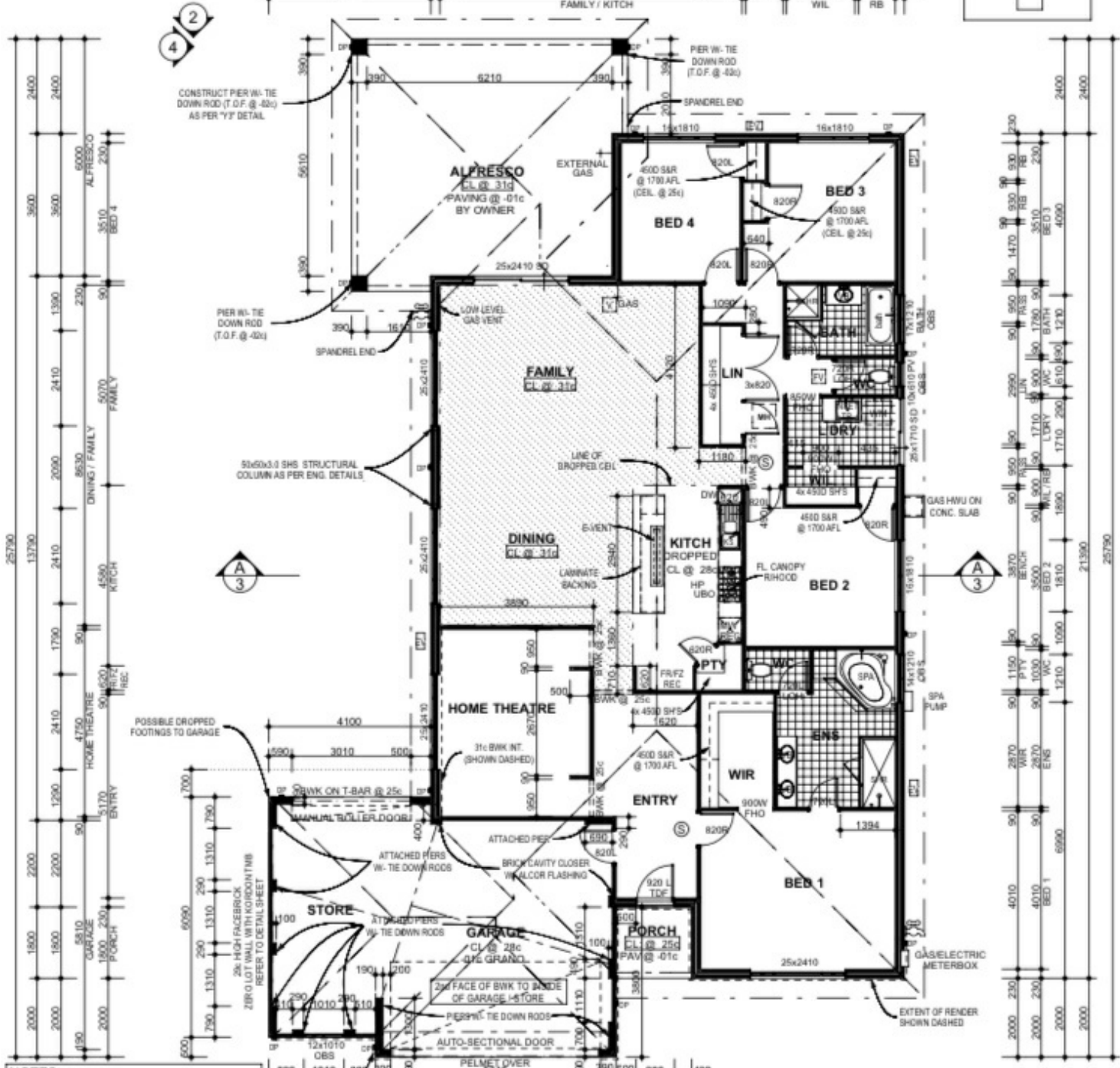
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ROOF FRAMING NOTES:
 ALL ROOF BEAMS SHOWN DIAGNOSTIC ONLY.
 CONVENTIONAL TIMBER FRAMED ROOF IN ACCORDANCE WITH AS 1984.
 STRUCTURAL STEEL IN ACCORDANCE WITH SCA 13.4.4.
 L.V.L. IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

BRICKLAYER NOTE:
 EXTERNAL BRICKS TO BE 200 x 162 x 90 (1st external course to be a 2 course brick)

NOTES:
 WIND CLASSIFICATION "W"
 COASTAL CAT. 4 (APPROX. 7 km)
 EXTERNAL WALLS CONSIST OF 230 WIDE CAVITY BRICK CONST. UNLESS NOTED OTHERWISE. 90mm EXTERNAL LEAF & 90mm INTERNAL LEAF.
 ALL DIMENSIONS INDICATED ON PLANS ARE TO BRICKWORK ONLY. ROOM & OPENING SIZE WILL BE REDUCED WITH PLASTER FINISH. ALL INTERNAL WALLS ARE PLASTERED UNLESS NOTED OTHERWISE.
 RECTANGULAR DOWNPIPES: DOWNPIPE POSITION AT PLUMBERS DISCRETION FINAL POSITION MAY VARY TO PLAN.
 PROVIDE R 15 INSULATION BATTLS TO HOUSE AND GARAGE AREA ONLY.
 PROVIDE COLD PLUMBING TO DISHWASHER RECESS.
 PROVIDE WEATHER SEAL TO ENTRY AND SHOPPER DOORS (ALL EDGES).

EXTENT OF RENDER SHOWN DASHED	2000	230	3800	90	1000	90	1430	90	1150	90	1620	90	2080	230
	2000	230	3800	90	2620	90	1840	90	3000	230				
	80	8610	5810	90	2050	90	4930	230						
	80	2610	190	90	1910	230	4930	230						
	890	1010	800	1400	4900	590	980	430	1490	2410	1490			
	2700	1400	4900		2000		5390							

EUROPEAN HOUSE BORER TREATMENT:
 PROVIDE INSITU SPRAY TO ROOF STRUCTURE.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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carefully. All dimensions to take preference over scaling.
 COPYRIGHT This plan shall remain the sole property of the builder and must not be given, lent, sold or otherwise disposed or copied without the permission in writing the builder.

OWNER	WITNESS	House Area	217.31
OWNER	WITNESS	Garage Area	53.61
OWNER	WITNESS	Alfresco Area	41.32
OWNER	WITNESS	Porch Area	3.44
BUILDER	WITNESS	House Perim. Roof Area	316.28 m ²
			66.76
			350.16

WYLLIE
 SITE ADDRESS:
LOT 74 PAVONIA PARADE, BALDVIS
 SHIRE:
CITY OF ROCKINGHAM
 Drawn By: MB
 Date Drawn: 12/07/11
 Scale: 1:100

ACCOMPANY PLANS