



**SOLD**

## UNDER CONTRACT - HOME OPEN CANCELLED

- Set on a 450 sqm block • Built by Celebration Homes in 2014• 194 sqm living area and 252 sqm in total area
- Located in the sought-after Baldivis Quarter Estate• Reverse cycle ducted air-conditioning throughout
- Freshly painted inside and out • Solar panels with 6.6 kw inverter to reduce running costs
- Double door entry• Alarm system • Separate study• Home theatre / cinema room • Large master suite
- High ceilings to main living areas • Galley style kitchen is stylish and offers black stone benchtops
- Alfresco under main roof offers a high ceilings • Low maintenance rear gardens are reticulated
- Great location with parks, schools, shopping, and amenities all within easy reach
- Great investment potential with expected rental return \$470 - \$500 per week

**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$460,000

**OPEN FOR INSPECTION:**  
N/A



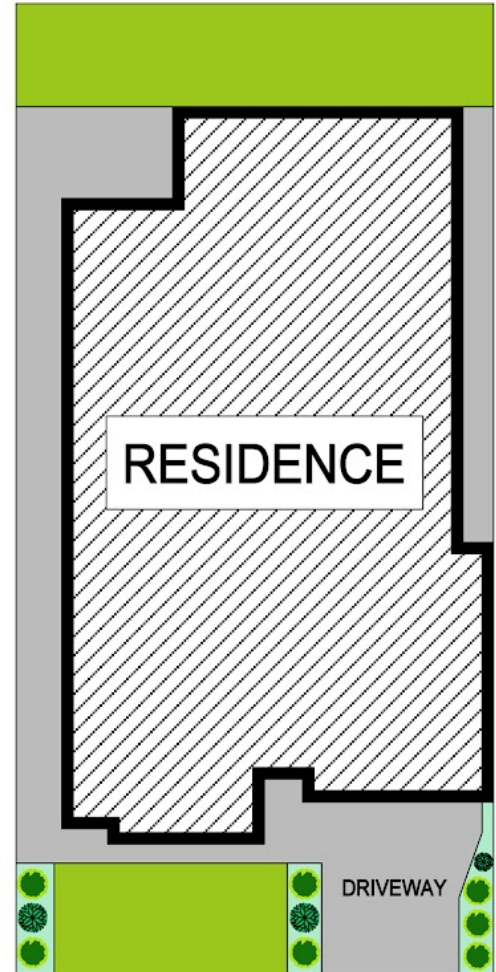
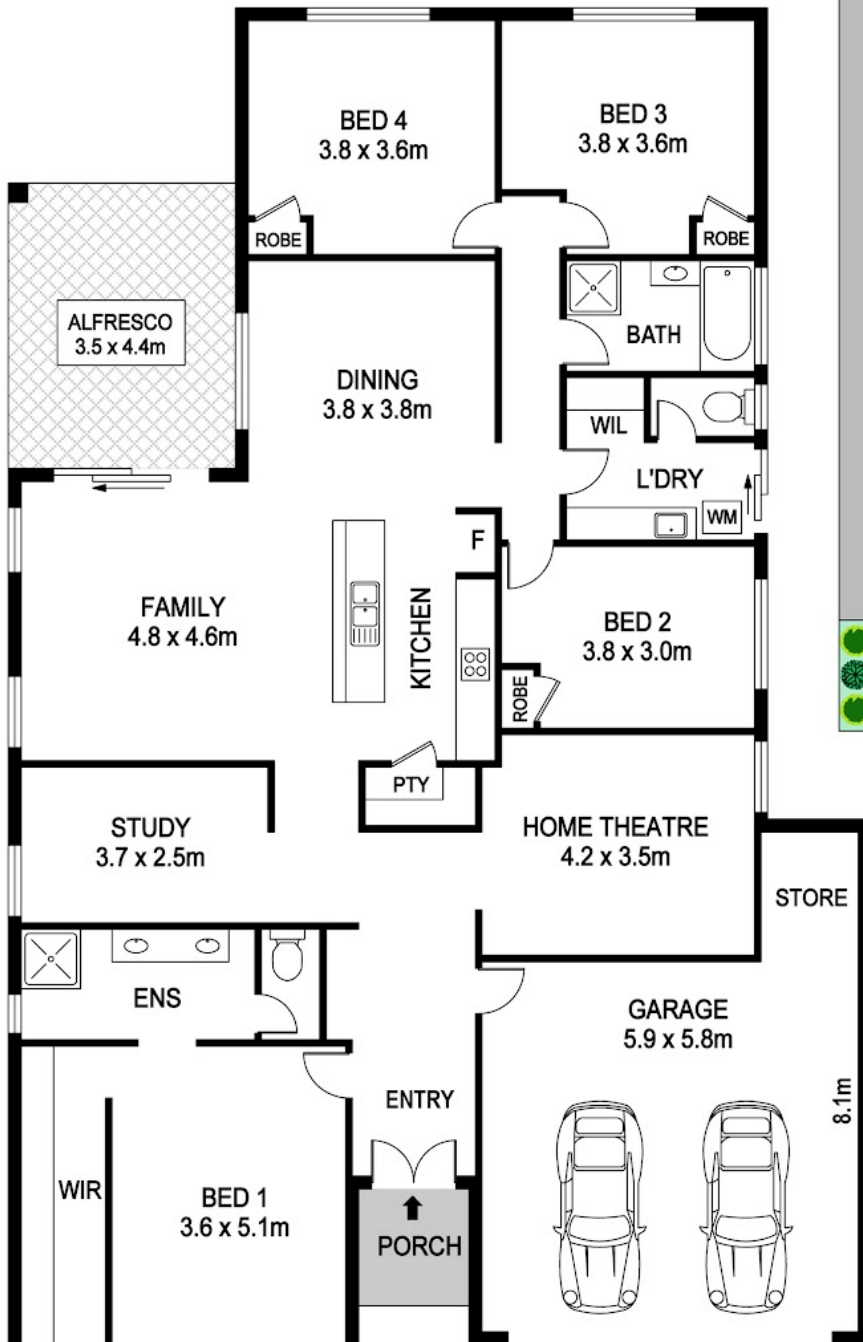
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# 11 Lionel Parade BALDIVIS



Block Size 450m<sup>2</sup> | 4 Bedrooms | 2 Bathrooms | 2 Car  
Internal 194m<sup>2</sup> | External 58m<sup>2</sup> | Total 252m<sup>2</sup>

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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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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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