



SOLD

IMMACULATE FAMILY HOME!

***CLOSING DATE SALE* WITH ALL OFFERS PRESENTED BY 4PM ON 1/7/2024**

This is one home in Baldivis you don't want to miss out on! New carpets, freshly painted throughout, multiple living spaces, huge bedrooms, all on a massive 612m2 piece of prime land located in the popular Baldivis Central Estate. With the beautiful Karridale & Birdsville Reserves just a short walk away, fabulous schools to choose from, a few minutes drive to the Stockland Shopping Centre, retail & dining precinct, public transport conveniently located in the adjacent street, making access to the city a breeze, this home's location is impressive!

FEATURES INCLUDE:

- Master bedroom is KS with WIR & Ensuite
- Bedroom 2 is DS with double door BIR
- Bedrooms 3 & 4 both KS with triple door BIR's
- Separate Study or could be easily converted to 5th bedroom
- Huge walk-in storage cupboard with shelving
- Family kitchen with lots of bench space, natural colour cabinetry, double stainless steel sink, Omega oven, Bosch 4 burner gas cook top, rangehood
- Huge open plan kitchen/dining/family room with sliding doors to alfresco
- Theatre room/lounger room
- Family bathroom with separate bath to shower & separate toilet
- Good size laundry with large cupboard & sliding doors to clothesline
- Evaporative, ducted airconditioning throughout plus gas bayonet for gas heating
- New carpets & freshly painted throughout
- Gas instantaneous hot water system
- Security screens on windows and doors
- Lovely paved alfresco under the roof line with a terrific lawn space for Sunday afternoon cricket or for your favourite pooch :)
- Double, remote garage with extra storage space with shoppers' entrance to house & a roller door to access the rear of the property
- Large double gates for easy access to rear of property
- Reticulated gardens
- Termite Treatment plan up to date
- 612m2 land, 204m2 approx living
- Built 2008
- Rates approx. \$2,111 Water Rates approx. \$1,142 p/a

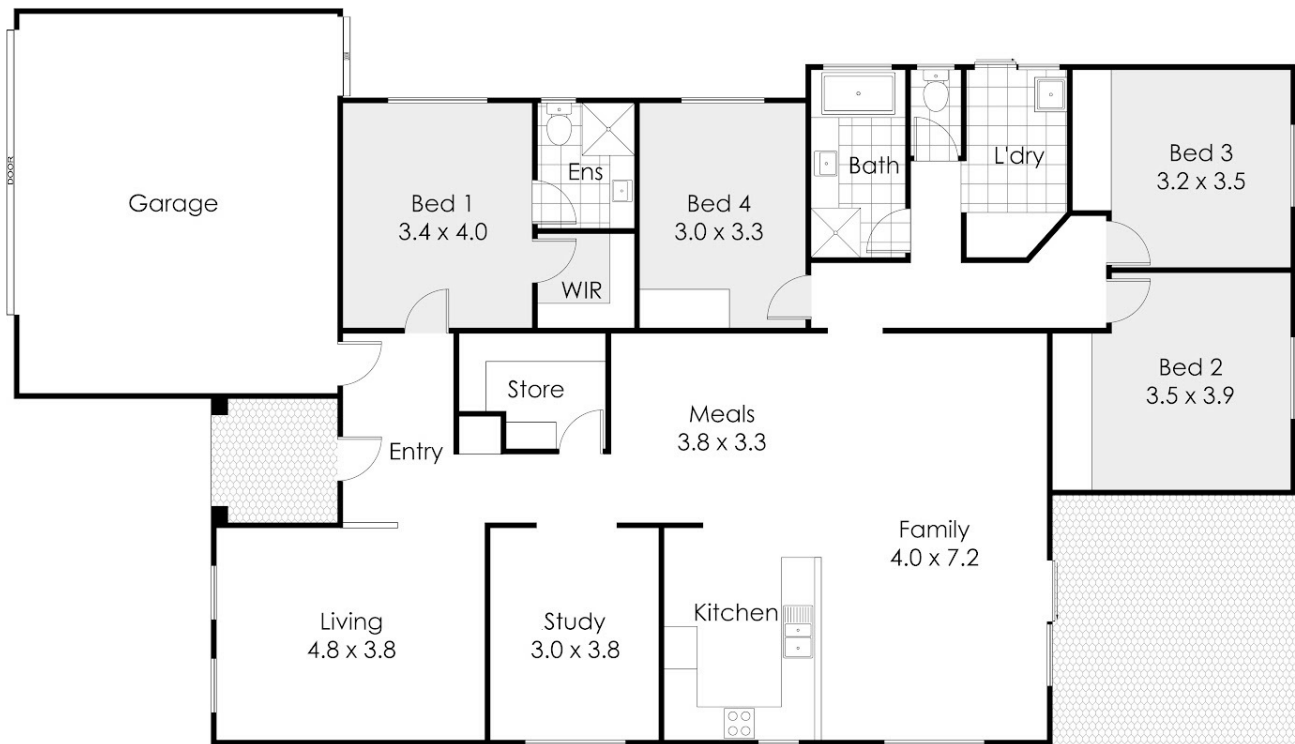
4 BED | 2 BATH | 2 CAR

PRICE:
\$727,000

OPEN FOR INSPECTION:
N/A



Jill Groves | Chloe Leggett Team
0408765240
jillgroves@atrealty.com.au
www.atrealty.com.au



28 Larrimah Bend, Baldivis

This floor plan is not to scale.
 Dimensions are approximate and therefore should only be used for illustrative purposes.

	204 m ²
	4 Bed
	2 Bath
	2 Car

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.