

# 13 Lagoon Pass, Baldivis, WA 6171

ACTON **belle**  
PROPERTY

## Sold House

Saturday, 9 December 2023

13 Lagoon Pass, Baldivis, WA 6171

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 572 m2**

**Type: House**



Shaun Hogarth  
0412275481

**\$671,000**

Please Note: We currently have multiple offers on the table. All offers must be received by 4pm (AWST), Saturday the 9th of December, for the Sellers' consideration. Family paradise with side access and below ground pool. Discover the ideal family haven in this modern property, nestled in the popular Rivergums Estate, ideally located close to Baldivis Secondary College, Rivergums Primary School, Rivergums Park, and the Adventure Park. A mere stone's throw from Stockland Baldivis Shopping Centre, and its easy access to the Kwinana Freeway ensures effortless commuting. Beyond secure side access for boat and caravan storage, this well-maintained home is packed with additional perks. Gather for cosy movie nights in the theatre room, and the stunning kitchen, complete with stone benchtops, stainless steel appliances, and plumbed double fridge recess, is a culinary enthusiast's haven. Step outside to entertain under the alfresco or brand-new gabled patio, while the kids enjoy the below-ground pool - a perfect setting for family and friends alike. Independent Rental Appraisal: \$630 to \$680 per week Features include:

- Ducted and zoned reverse cycle air-conditioning feature throughout the home for year-round comfort
- Open plan living area encompasses dining, family, and games room
- Chef's kitchen complete with stone benchtops, plumbed double fridge recess, breakfast bar, and shoppers' entrance
- King-sized master bedroom with a walk-in robe and private ensuite
- Spacious ensuite complete with a luxurious corner bath, separate shower and closed-off WC
- The queen-sized minor bedrooms come complete with built-in robes
- Spacious family bathroom with separate shower and a bath for the little ones
- Solar electricity system with 18 solar panels (6.5kw) and 5kw inverter to keep your utility bills down
- Energy-efficient solar hot water system with instant gas booster
- Sparkling, saltwater, below ground pool to relax and enjoy!
- Low maintenance backyard ensure more time for relaxation and enjoyment
- Rare unrestricted gated side access to securely store your boat and caravan
- Easy access to the freeway and Warnbro Train Station
- Short 12-minute drive to the beautiful beach at Waikiki Foreshore Reserve

Built in 2012 on a large 572sqm block of prime land with a spacious 192sqm of internal living, 239sqm under the main roof. Be quick, don't let this one slip through your fingers. You are always welcome to contact Shaun Hogarth if you would like further information regarding this property or to organise a personal inspection outside the home open. [www.belleproperty.com/terms-of-use](http://www.belleproperty.com/terms-of-use)