

32 Arden Avenue, Baldivis, WA 6171



House For Sale

Friday, 17 May 2024

32 Arden Avenue, Baldivis, WA 6171

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Rio Varen

0411682888

OFFERS BY 4PM JUNE 9TH

*All Offers by Sunday, 9th June 2024 at 4.00pm (The Seller reserves the right to sell prior). Each glorious day at this modern family residence begins by immersing yourself in peaceful surroundings. Imagine waking up to the sound of birds chirping, enjoying a cup of steaming coffee on your fully-decked alfresco, and relaxing into your evening with a glass of wine as night settles over the parklands. The sleek lines of the modern exterior blend seamlessly with the leafy surrounds while the interiors echo the outdoor. At this home, simplicity prevails along with quality finishes and spacious layout to ensure you have ample space for a growing family. The floor plan features 3 bedrooms, 2 bathrooms, open plan and light-filled living area, and a stunning timber-deck alfresco area, making it the perfect place to enjoy the outdoors. The warm and stylish timber-decking creates a very comfortable ambience for this external space. The warm tone and colour of timber aids in relaxation, so you can enjoy the outdoors for longer. Imagine coming home from a long day at work to this peaceful environment and finding your Zen. This amazing outdoor area is complemented by quality outdoor blinds for year-round entertaining. Advancing through to the central hub of the home awaits a large living quarter. This part of the residence combines a spacious family living, dining area and a sleek contemporary kitchen. A contemporary mix of minimalist cabinetry and quality stainless-steel appliances giving the true chef kitchen its edge. A wide kitchen benchtop also functions as a breakfast bar, providing a convenient gathering focus within the open plan. A cleverly concealed laundry space is strategically tucked in behind the kitchen for convenience. The accommodation aspect of this family home includes the deluxe master bedroom, which features a cute courtyard, a walk-in robe, and a modern ensuite bathroom. There are also 2 more sizeable bedrooms and a family bathroom to complete the living arrangement. Other highlights of this property include: • Ducted reverse-cycle air-conditioning system • 900mm oven • 5-burner gas cooktop • Dishwasher • Low maintenance and robust hybrid vinyl plank flooring • Ceiling fans • Solar panels • An outdoor garden shed • Security screen • Corner block allowing extra natural lights

32 Arden Avenue is in the Greenlea Estate, a premium estate and a true masterplanned community in Baldivis. The estate has been carefully designed to meet the needs of the community both now and in the future and is just one of the reasons why so many families call Greenlea Estate, home. It represents an outstanding opportunity to secure the convenient low-maintenance lifestyle, so close to nature.

Rates & Local Information: Water Rates: \$970.53 (22-23) City of Rockingham Council Rates: \$1,839.27 Zoning: R40 Primary School Catchment: Baldivis Primary School Secondary School Catchments: Baldivis Secondary College

DISCLAIMER: This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.