

**34 Marrara Street, Baldivis, WA 6171**

**House For Sale**

Saturday, 9 December 2023



**34 Marrara Street, Baldivis, WA 6171**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 385 m2**

**Type: House**



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## Expressions of Interest

Welcome to your dream home, a sophisticated 3x2 haven designed for comfort, style, and entertainment. This modern residence boasts a thoughtful layout that seamlessly blends functionality with aesthetic appeal. The spacious master bedroom features a private ensuite complete with double sinks, offering convenience and a touch of indulgence. A walk-in robe adds a practical touch, providing ample space for your wardrobe and ensuring a clutter-free environment. The two additional bedrooms are generously sized and come equipped with built-in robes, optimizing space and organization. These rooms are versatile, ready to adapt to your changing needs, whether they be a guest room, children's room, or a home office. Embrace productivity in the dedicated study space, thoughtfully designed for focused work or creative endeavors. This room is perfect for those who work from home or desire a quiet place for reading and reflection. Movie nights and entertainment take center stage in the dedicated theatre room. Whether you're enjoying a cinematic experience with family or hosting friends for a sports event, this space is designed for maximum enjoyment. The theatre room provides a cozy and immersive setting, making every viewing experience memorable. The heart of this home lies in its open plan living area, where the kitchen, dining, and living spaces seamlessly flow into one another. The modern kitchen is equipped with state-of-the-art appliances, a spacious island bench, and ample storage. This central hub is perfect for entertaining guests or simply enjoying quality time with family. Step outside into the inviting alfresco area, an extension of the living space that invites outdoor dining and relaxation. The alfresco is designed for year-round enjoyment, offering a nice-sized space for gatherings or quiet moments. The surrounding artificial lawn adds a touch of greenery without the maintenance, creating a low-maintenance yet visually appealing outdoor oasis. Year built: 2018 Rental Appraisal: \$550-\$610 per week