

**44 Rushmore Loop, Baldivis, WA 6171**



**House For Sale**

Wednesday, 19 June 2024

**44 Rushmore Loop, Baldivis, WA 6171**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 480 m2**

**Type: House**



Brian McAllister  
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## Open Offers Bidding ends Sun 30th 6pm

Discover this modern, fresh 4-bedroom, 2-bathroom home ideally located in the sought-after Spires estate, overlooking a picturesque park. This fantastic property won't last long! Step inside to find two separate living areas, a quiet lounge/theatre room at the front and a spacious open-plan family and dining area overlooked by a stylish kitchen. The kitchen features a double pantry, dishwasher, and 900mm stainless steel appliances, making it the heart of everyday living and perfect for entertaining with its view of the protected alfresco area. The Master suite boasts a large walk-in robe and an ensuite with a shower, dual basin vanity, and separate WC. The 3 other bedrooms are more than generously sized with built-in robes. Additional features include ducted reverse cycle air conditioning and smart wiring throughout. Outside, low-maintenance gardens and the alfresco area provide more space to relax and entertain. Enjoy the convenience of being close to schools, amenities, and just minutes away from Stockland Baldivis shopping precinct. Public transport nearby connects you to Warnbro Train Station for an easy 35-minute commute to the CBD, while freeway access simplifies travel further. Don't miss out on this opportunity to own a home that combines comfort, style, and convenience in one of Baldivis's most desirable locations. Call now to arrange a viewing and make this lovely property yours!

**Key Features:**

- 4 bedrooms, 2 bathrooms
- Two separate living areas
- Stylish kitchen with 900mm appliances and double pantry
- Alfresco area for entertaining
- Ducted reverse cycle air conditioning
- Built in linen
- Low maintenance gardens
- Overlooking park in the Spires estate
- Close to schools, shops, and public transport
- Block Size: 480 sqm
- Water Rates: \$1,108.43 pa
- Council Rates: \$1,950 PA
- Year Built 2014

Expressions of Interest Close 6pm 30th June 2024 at 6 pm (unless sold prior). This information is provided for general information purposes only and is based on information provided by the Seller 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.

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