

# Delta Road, Baldivis, WA, 6171



## House For Sale

Sunday, 18 August 2024

Delta Road, Baldivis, WA, 6171

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Michael Edwards  
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## 1ST TIME OFFERED!

### Big Bedrooms & A Great Floorplan

### Superb Family Home

An outstanding opportunity exists here for the astute buyer to secure a fantastic family sized home in a very convenient location within the 'Tuart Ridge' estate!

So the question is - are you looking for a modern clean street-front façade to come home to after a hard day's work?

Are you looking for a home with an intelligently designed floorplan with the living areas well separated from the bedrooms (think - that odd break from the kids!)?

Are you looking for a spacious home with not only all of the mod cons but also one that will provide the unquestioned benefits found with it's location within a suburb clearly focused on catering for the lifestyle benefits crucial for a young family to grow?

By the way, if you answered "Yes" to any (or all) of these questions, then make sure you arrange an appointment to view asap as the owner is ready to sell today!

#### The residence:

- 4 big bedrooms
- 2 bathrooms
- Study/5th bedroom adjacent to master
- Theatre room
- Newly renovated kitchen
- Extra large dining/living area
- Activity room

#### Recently refurbished & includes features such as:

- New flooring installed throughout
- New kitchen cabinetry
- New 900mm rangehood & gas cooktop
- New 900mm oven
- New granite kitchen bench top
- New double bowl sink
- New Dishwasher
- Gas appliances & Fittings
- Ducted Air-conditioning

#### Outdoors:

- Double Garaging
- Spacious undercover outdoor alfresco
- Low maintenance family friendly yard

#### Proximities:

- a short stroll to Catalano's & Co - uber popular quality eating & dining venue
- a short stroll to Baldivis IGA
- near to an abundance of parks & reserves/play areas
- a short drive to Brightwood & The Rivergums Adventure Parks
- Stocklands Baldivis 5 mins by car
- a short distance to Baldivis Sports Complex
- numerous schooling options within a 5 min drive from home

This home will suit:

- 1st Homebuyers
- Small to large families - an amazing family oriented suburb filled to the brim with amenities.
- Singles and couples - heaps of room to grow whether building a family or entertaining with friends.
- Investors who would prefer to buy a rentable home that should appeal to many demographics
- ...and more

You will be impressed with this appealing modern residence located within a short distance of everything that this lifestyle and family oriented area has to offer including providing a plethora of schooling options, a variety of superb shopping & eating/dining out choices & being blessed with an abundance of open spaces that are excellent outdoor venues for family outings, summer bbq's & day to day sporting activities. Once you move into your new home every day can be one filled with fun & adventure for you and your family - just step out the door and make your choice of what to do with everything within a 5min drive from home.

Do not hesitate to arrange a private viewing of this family sized home offered for sale today by the EMG X Michael Edwards Team.

Call Michael Edwards (REIWA Grandmaster Awardee) on 0412 470 468 to arrange an inspection and make your offer today.