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IS NOW

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Baldivis



EASY FAMILY LIVING – BEGINS HERE!

A Rare Find, Ready For Your Growing Family To Call Home. This 4 bedroom / 2 bathroom park-fronted house is just a few steps away from schools and the lake of Rivergums Estate. Welcome home!

You'll LOVE living here because...

- Wake up to sunrise over your very own parkview frontage – a play area right outside your front door!
- Watch your kids stroll across the park to School, hot cuppa in hand. Say goodbye to school runs!
- Easy Drive to work and play: Kwinana Fwy ramp is just a few roundabouts away
- Bright and airy open plan living: imagine putting your feet up with a cold drink at the end of a long working day
- Grocery run is fast and easy: all the shops you want, quick

 4  3  2

Price \$680 per
Week

Property
Type Rental

Property ID 20

Agent Details

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to drive, easy to park so you're in and out!

- Entertain friends and family effortlessly in the open plan kitchen - with ample bench space and power points in all the right places!
- Relax and enjoy a BBQ with a few mates and really enjoy your down time
- Plenty of dining options a few mins away - on days you don't feel like cooking. No worries!
- Socialise on weekends over coffee and brunch at nearby cafes and bars
- Enjoy pram-friendly strolls around the lake and parklands. Discover lots of playgrounds along the way
- Hosting birthday parties is a breeze with Separate Zones for kids and grown-ups. Happy days!
- Ample space to set up your home gym. Or join the 24 hour gyms nearby. Your choice!
- Ready for some retail therapy..? Boutiques and Major Retailers are 4 or 5 mins drive away with Easy Parking
- Grow and Thrive in a Purpose-built Community designed for young families. Your kids will love it here!

WHAT'S INCLUDED?

- Generous 512m2 block with flexible indoor-outdoor living
- Well-designed floor plan with excellent flow, perfectly balanced for open plan living and zoned relaxation
- Reverse cycle aircon in the Master Bedroom and open plan living area, ceiling fans in other bedrooms. Enjoy all-season comfort
- Fully Tiled throughout (bedrooms carpeted) in forgiving colours. Easy care and durable for your daily adventures
- Master Bedroom with walk-in dressing room, separate toilet and a double shower
- Ensuite with a designated "his-and-hers" double vanity unit. Never fight over the basin ever again!
- Bedrooms 2, 3, 4 are all big enough for Queen size beds, complete with built-in robes. All located at the back of the house

- An extra Activity Room adjoining two of the bedrooms: perfect playroom for the little ones, superb study area for when they grew!
- Unique clear view window into the activity room: you can easily keep an eye on the kids from the Family Room
- Open-plan Kitchen with lots of bench space, plus a large island bench / breakfast bar
- Quality Stainless Steel Appliances: 900mm gas cooktop, electric fan-forced oven, canopy range hood and dishwasher – meal prep and clean up couldn't be easier
- Ample Storage and a Generous Fridge Nook – designed to take a family-size french door fridge. No compromise
- Full size Walk-in Pantry allows you to see and find everything in a quick glance – so essential for feeding a growing family!
- Family Bathroom with BOTH shower and a bathtub, covering every need from a quick rinse to a slow soak
- Separate Toilet / Powder room – entry via the laundry. So convenient!
- North-facing Patio with extended undercover paved area – fits full-size outdoor dining and lounge for all-weather entertaining
- Huge Alfresco area: heaps of room for a full-on BBQ / Braai / Asado setup. Be your own pitmaster and invite your mates on weekends!
- Secure and fully fenced backyard – roomy enough to fit fun things like cubby house or trampoline.
- Double Garage with direct access into the hallway. Comfortably fits two family-friendly vehicles, plus space for tools and bicycles too
- Secured Side Access via wide gates: ideal for your trailer / boat / caravan and other toys!
- Lockable Garden Shed for extra storage: keep your gardening gear safe and backyard clutter-free
- Smart multi-function Entertainment Room: ideal for gaming, home theatre, media room, study or office. Your choice!
- Working from home or running a side hustle? There's space

for that too

- No-fuss garden with timed sprinkler – because little bare feet love to run around soft and cool lawns
- OPTIONAL: for an extra \$20 per week, we'll even throw in lawn mowing. How good is that?

CAN YOU SEE YOURSELF LIVING HERE? CLICK APPLY NOW!

Let's book your inspection.

Call Kayla on 0472 638 720 or E-Mail
kayla@advantasproperty.com.au

**** HURRY – this place won't stay vacant for long. Come and see it NOW. ****

Disclaimer: The information provided herein is intended for general guidance only, derived from owner-provided data and may be subject to change. No assurances are given regarding its accuracy. We advise all interested parties to conduct their independent investigations and not to rely solely on this information.

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76 Magenta Crescent, Baldivis

