

Sold

## 87 Avoca Chase, Baldvis



### Easy-care Family Living in Thriving Baldvis

Families seeking the allure of living only a few minutes from the coastline adore Baldvis for its affordable housing. This five-bedroom, two-bathroom home doesn't disappoint for its spaciousness and ease, which anyone can enjoy in this family-friendly neighbourhood from the moment they move in.

Families of all ages will appreciate 227sqm of living space on offer on 620sqm of land, ranging from open-plan living and dining to an activity room and a theatre room that could be used as another bedroom or office for those working from home. Having the kid's bedrooms in a separate wing offers plenty of separation for parents craving downtime.

Outside, alfresco dining in the paved patio overlooks the big backyard with an additional paved area with a shade sail, an artificial lawn and plenty of space to create your dream garden on this fully enclosed 620-square-meter block.

Baldvis is rapidly becoming one of the state's favourite coastal suburbs, featuring a thriving city hub with Stockland Baldvis Shopping Centre, medical and sporting facilities, pubs, cafes and a range of schools such as Baldvis Secondary College, Tuart Rise Primary School, Mother Teresa Catholic College and Rivergums Primary School, which is only a stroll away. One of the main attractions of living in Baldvis is its proximity to the coast, including Waikiki Beach, and parklands including Rivergums Park, Baldvis Nature Reserve, Alcoa Wellard Wetlands and Brightwood Adventure Park.

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<b>Price</b>	SOLD for \$649,000
<b>Property Type</b>	Residential
<b>Property ID</b>	29876
<b>Land Area</b>	620 m2
<b>Floor Area</b>	227 m2

#### Agent Details

Alana Nelson - 0438 280 004  
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#### Office Details

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Arterial roads such as Kwinana Freeway and the Warnbro Train station will whisk you off to Rockingham, Mandurah and Perth's CBD in no time.

Please don't hesitate to contact Alana Nelson at 0438 280 004 or [alana@xceedre.com.au](mailto:alana@xceedre.com.au) today.

Features include:

Five bedrooms (with built-in robes), two bathrooms  
Spacious open-plan living and dining  
Paved alfresco dining under the main room  
Spacious theatre room  
Kitchen with stainless steel appliances, dual sinks, gas cooktop, dishwasher recess, separate pantry and an island with bench seating  
Primary bedroom includes a walk-in robe and an ensuite  
Main bathroom includes a bathtub  
Wood-look and tiled flooring in the living areas, carpet in the bedrooms  
Ducted air-conditioning  
Loads of storage  
Fully-enclosed large backyard with a shade sail and artificial lawn  
Double lock-up garage with additional parking and a shopper's entrance  
Separate laundry with external access  
620sqm block, 227sqm living space  
2017 brick and tile construction

Location (approx. distances):

650m to Rivergums Adventure Park  
700m to Rivergums Primary School  
1.3km to Baldivis Secondary College  
1.4km to the Rivergums Park  
3km to Stockland Baldivis Shopping Centre  
3.3km to Tuart Rise Primary School  
3.4km to Brightwood Adventure Park  
5.1km to Baldivis Nature Reserve  
5.7km to Mother Teresa Catholic College  
7.3km to the Alcoa Wellard Wetlands  
7.7km to Warnbro Train Station  
10km to Waikiki Foreshore  
14km to Rockingham

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*