

Just Listed



18 Callistemon Gardens, Balddivis



## Spacious Family Home in a Great Location!

This quality family home in one of the most desirable pockets of Balddivis is a great choice for families and investors. Located within walking distance from the Rivergums Primary School and Balddivis Secondary College, Rivergums Lake and Park, it is a great address to call home. Public transport at your doorstep and Balddivis Central minutes from your garage, a convenient lifestyle awaits you here.

The property boasts a thoughtful layout with a generous living area, lounge, dining room and a dedicated study nook, ideal for those who work from home or need a quiet space for creativity. The modern design is complemented by built-in robes and a large patio that creates a great space for entertaining.

This is a fantastic opportunity for families or couples looking for a family home or making an investment in a thriving community. With its spacious layout and prime location, it won't stay on the market for long.

### Points of Interest (approx.)

- Bus Stop: 10m
- Rivergums Primary School: 650m
- Balddivis Secondary College: 500m
- Balddivis Central: 1km
- Warnbro Train Station: 6.5km
- Rockingham General Hospital: 11.5km
- Beach: 10km

4 bedrooms 2 bathrooms 4 parking spaces 509 m2

<b>Price</b>	\$705,000 +
<b>Property Type</b>	Residential
<b>Property ID</b>	31960
<b>Land Area</b>	509 m2

### Agent Details

Gaurav Khetpal - 0432 209 872

### Office Details

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**XCEED**   
REAL ESTATE

- Perth CBD: 45km
- Airport: 52km

Exclusively listed with Gaurav Khetpal. Contact Gaurav on 0432 209 872 or [gaurav@xceedre.com.au](mailto:gaurav@xceedre.com.au) if you have any questions or would like to arrange a viewing.

Disclaimer: All information provided is deemed reliable but is not guaranteed and should be independently verified. Buyers are encouraged to conduct their own due diligence. Property features and improvements described are based on information available at the time of listing.

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