

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.

5 2 2 620 m2

**Price** SOLD for \$649,000  
**Property Type** Residential  
**Property ID** 29876  
**Land Area** 620 m2  
**Floor Area** 227 m2

### Agent Details

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### Office Details

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**XCEED**   
REAL ESTATE

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.*