



119 Smirk Road, Baldivis

## **-UNDER OFFER- HOME OPEN CANCELLED**

Positioned in the highly sought-after Tuart Rise Estate, directly opposite parklands and Tuart Rise Primary School, this beautifully appointed family residence delivers a refined blend of modern comfort, space and effortless indoor-outdoor living on a generous 538sqm block.

Built in 2010 and offering 169sqm of well-designed internal living, the home has been thoughtfully laid out to suit both relaxed family living and stylish entertaining. Multiple living zones provide versatility, including a welcoming front lounge ideal as a quiet retreat, while the expansive open-plan living and dining area forms the heart of the home, filled with natural light and seamless flow to the outdoors.

At the centre, expansive contemporary kitchen impresses with quality stainless steel appliances, an oversized island bench, double fridge recess and excellent storage, all positioned to overlook the alfresco and backyard - perfect for both everyday living and entertaining.

Step outside to your own private oasis. The impressive alfresco with poured limestone paving overlooks established gardens and a heated swimming pool with electric heating, creating a resort-style setting for

4  2  2 

**FOR SALE**  
Offers Over \$899,000

### **AGENTS**

Robert Kidnie  
0401 076 916  
rkidnie.mandurah@ljhooker.com.au

### **AGENCY**

LJ Hooker Mandurah  
(08) 9586 5555

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 **LJ Hooker**

year-round enjoyment.

The home offers four spacious bedrooms, with the master suite featuring a walk-in robe and well-appointed ensuite. The remaining bedrooms are generously sized and serviced by a central bathroom, ideal for growing families.

Additional features include:

- Extra-large double garage with rear access and additional workspace
- Ducted evaporative air-conditioning for year-round comfort
- Four Reverse Cycle Split System Air Conditioners
- Solar Panels
- Roller shutters, security doors and alarm system
- 2 car garage with extra room for workshop and roller door access to rear of property
- Generous laundry with ample storage
- Beautifully landscaped gardens with established greenery
- Set in a family-friendly location with schools, parks, shopping and everyday amenities just moments away, this home delivers the perfect balance of lifestyle and convenience.

A quality home with space, style and a true entertainer's edge - this is an opportunity not to be missed.

For more information or to arrange your private inspection, contact Rob Kidnie today.

Disclaimer:

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## MORE DETAILS

Property ID	4T19FF2
Property Type	House
House Size	169 m2
Land Area	538 m2
Including	Toilets (2)

**Robert Kidnie 0401 076 916**

Sales Executive | [rkidnie.mandurah@ljhooker.com.au](mailto:rkidnie.mandurah@ljhooker.com.au)

**LJ Hooker Mandurah (08) 9586 5555**

68 Mandurah Terrace, MANDURAH WA 6210  
[mandurah.ljhooker.com.au](http://mandurah.ljhooker.com.au) | [hello.south@ljhpxp.com.au](mailto:hello.south@ljhpxp.com.au)



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# 119 Smirk Road, Baldivis, WA

Interior Area: 284m<sup>2</sup> | Exterior Area: 538m<sup>2</sup>

**Rob Kidnie**

LJ Hooker Property Experience South  
0401 076 916  
rob.kidnie@ljhpxp.com.au



*\*for illustrative purposes only. All reported dimensions, property sizes and floor areas are approximate and subject to independent verification. To the extent permitted by law, no warranty is made as to accuracy or completeness, and no liability will be accepted for any errors or omissions.*

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