

## Baldivis, 6 Clarendon Approach

Stunning 2021 Built Home &ndash; Modern Living at Its Best

Sheenu from LJ Hooker is proud to present this modern and meticulously designed home in the heart of Baldivis. Built in 2021 and set on a generous 460m<sup>2</sup> block, this contemporary residence offers approximately 198m<sup>2</sup> of internal living space. Perfect for first-time buyers, growing families, or downsizers, the home combines functionality, comfort, and style to suit a range of lifestyles.

Property Features:

- \* Built in 2021 on a spacious 460m<sup>2</sup> block
- \* Approx. 198m<sup>2</sup> of internal living space
- \* Three spacious, light-filled bedrooms



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/1K11GQ5](https://ljhooker.com.au/1K11GQ5)

**Contact**  
**Sheenu Insan**  
0456 208 107  
[sheenu.insan@ljhooker.com.au](mailto:sheenu.insan@ljhooker.com.au)



**LJ Hooker Kwinana**  
**(08) 9439 3333**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- \* Separate enclosed theatre room with door and window &ndash; ideal as a 4th bedroom or guest room
- \* Luxurious master suite featuring a generously sized bedroom, walk-through walk-in robe, and a modern ensuite with extended shower, freestanding bath, and private toilet
- \* Separate activity area &ndash; perfect for kids, guests, or a home office setup
- \* Open-plan kitchen, meals, and living area
- \* Modern kitchen with stone benchtops, 900mm stainless steel appliances, overhead cabinetry, scullery, walk-in pantry, and mirror splashback
- \* Separate walk-in storage area for added convenience and organization
- \* Linen storage in the laundry area
- \* Reverse cycle air conditioning for year-round comfort
- \* Solar energy system for improved efficiency and cost savings
- \* Light, modern interior design throughout
- \* Spacious outdoor entertaining area
- \* Double garage with internal access

Location Highlights:

- \* Located in the thriving, family-friendly community of Baldivis
- \* Easy access to the Kwinana Freeway and public transport
- \* Close to Stockland Shopping Centre, local caf&acute;s, pubs, and restaurants
- \* Surrounded by parks, playgrounds, and green open spaces
- \* Convenient to schools, childcare centres, and other family essentials
- \* Council Rates: Approx. \$2,300 per year
- \* Water Rates: Approx. \$250 per quarter

This beautifully presented home at 6 Clarendon Approach, Baldivis is a rare blend of space, style, and smart design &ndash; offering everything your family needs and more. To arrange a viewing or for more information, contact Sheenu on 0456 208 107 or email [sheenu.insan@ljhooker.com.au](mailto:sheenu.insan@ljhooker.com.au).

Disclaimer: This advertisement has been created to the best of our knowledge using information provided by the seller. While we strive for accuracy, buyers are encouraged to conduct their own research and inspections to verify the property's details.



**LJ Hooker Kwinana**  
**(08) 9439 3333**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

## More About this Property

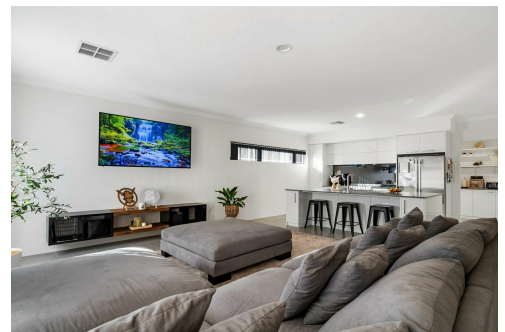
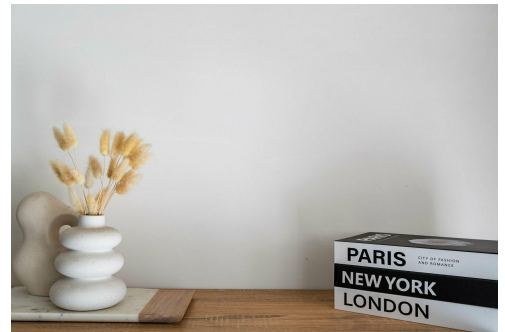
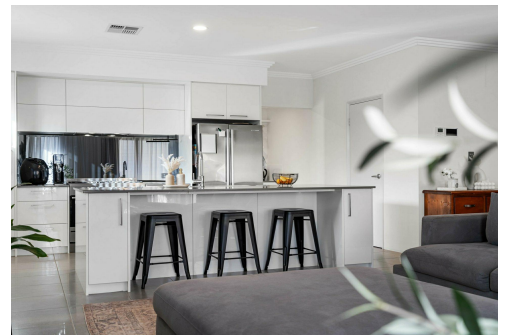
<b>Property ID</b>	1K11GQ5
<b>Property Type</b>	House
<b>Land Area</b>	460 m2
<b>Including</b>	Air Conditioning Toilets (2) Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

**Sheenu Insan 0456 208 107**

Sales Consultant | [sheenu.insan@ljhooker.com.au](mailto:sheenu.insan@ljhooker.com.au)

**LJ Hooker Kwinana (08) 9439 3333**

Unit 4, 40-46 Meares Avenue, KWINANA WA 6167  
[kwinana.ljhooker.com.au](http://kwinana.ljhooker.com.au) | [reception@ljhkwinana.com.au](mailto:reception@ljhkwinana.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Kwinana  
(08) 9439 3333**



**TOTAL: 184 m2**

FLOOR 1: 184 m2

EXCLUDED AREAS: GARAGE: 33 m2, PORCH: 3 m2, CARPORT: 43 m2,  
ALFRESCO: 19 m2, WALLS: 11 m2

All Measurements Are Approximate And Drawn For Presentation Purposes Only.



**LJ Hooker Kwinana**  
**(08) 9439 3333**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.