



Baldivis, 8 Goulburn Road

Modern Spacious Family Home And Only 5 Mins Walk
(approx. 500M) To Stockland Baldivis

ACCOMODATION

The stylishly designed home offers modern living at its best. It is perfect for a downsizer, first home buyer, investor or a young family.

The light filled open plan living areas is complimented by an evaporative air condition. The kitchen is adjacent to the living and dining area. It features stainless steel appliances, plenty of benchtop space and a fridge recess suitable for a large single door or double door fridge.

All four bedrooms are generous in size. The master bedroom is accompanied with its own ensuite and large walk in robe. The second, third and fourth bedrooms are all generous in size.

4 2 2

For Sale

UNDER OFFER | By Kim Liew

View

ljhooker.com.au/5FPEFFB

Contact

Kim Liew

0430 015 796

kim.liew@ljhvicpark.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 Victoria Park | Belmont
(WA)
(08) 9473 7777**

The open plan living area seamlessly transitions to the alfresco, that is perfect for entertaining and dining. The garden is low maintenance and easy care, making this the perfect lock and leave.

FEATURES AND BENEFITS

- *Neutral paint tone
- *Easy care tiles in living, dining and hallway
- *Stainless steel 5 burner gas cooktop, fan force oven, rangehood and dishwasher
- *Evaporative air condition
- *Master bedroom with ensuite and walk in robe
- *Main bathroom features a bathtub
- *A separate second WC
- *Full size laundry with walk in linen closet
- *Alfresco
- *Double garage with access from rear lane
- *Low maintenance
- *Secured backyard
- *Elevated block
- *Built 2014

INVESTOR INFORMATION

Forecast rent return \$650 - \$680 per week.

RATES

Council Rates \$1,998.91 FY24/25

Water Rates \$1,039.59 FY24/25

LOCATION

This home is situated close to shops, parks and Rockingham beach. With quick access to the Kwinana Freeway, Baldivis is located just 45km by car from Perth CBD. Rockingham beach is approximately 15 mins away, a short drive of 13km.

Your local shopping precinct is Stockland Baldivis, the home is a short walk of approximately 5 minutes to Stockland Baldivis. It is also located within the Baldivis Primary School and Baldivis Secondary College catchment.

CONTACT

Represented by Kim Liew, to book your viewing, contact Kim directly, or text "8 Goulburn Road" to 0430 015 796 for further information.



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More About this Property

Property ID	5FPEFFB
Property Type	House
House Size	169 m2
Land Area	300 m2
Including	Evaporative Cooling Courtyard Dishwasher Built-in-Robes Fully Fenced Remote Garage Close to Shops Close to Transport

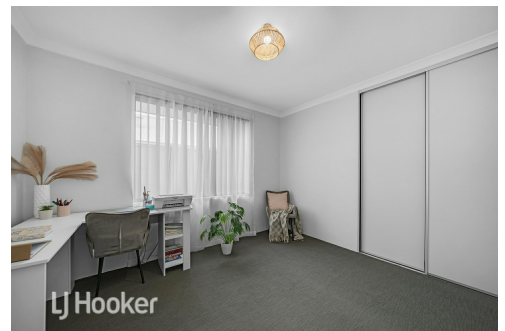
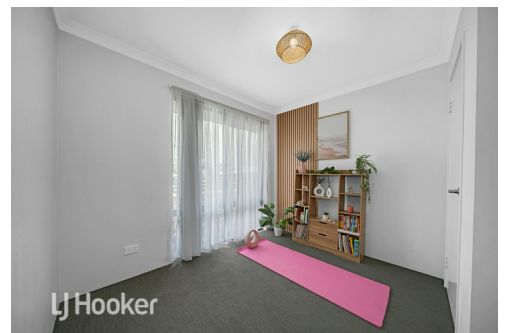
Kim Liew 0430 015 796

Sales Consultant | kim.liew@ljhvicpark.com.au

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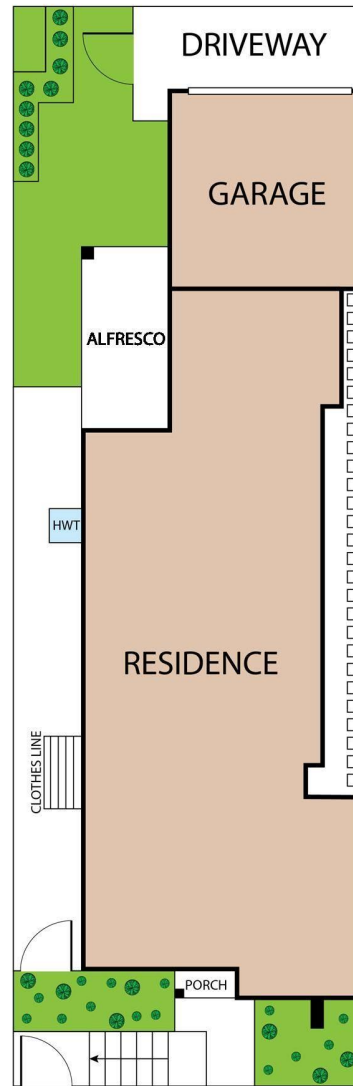
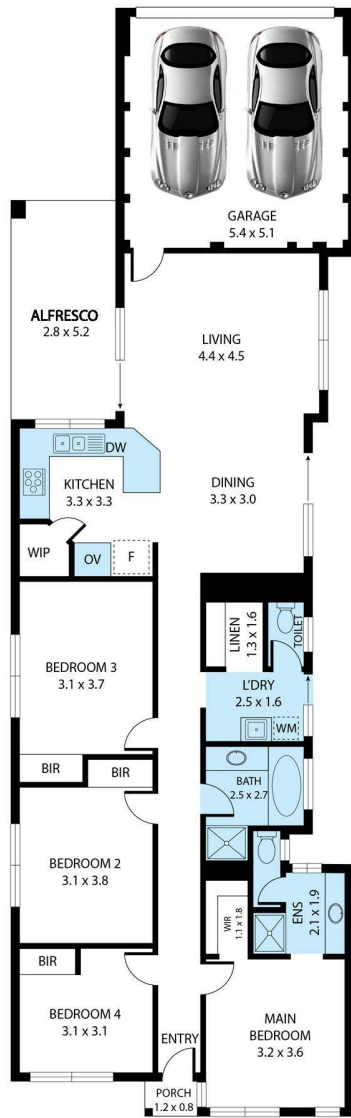
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8 Goulburn Road, Baldivis, WA, 6171

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

APPROXIMATE BUILT AREAS	
BUILTS AREA	: 127m ²
GARAGE	: 28m ²
ALFRESCO	: 13m ²
PORCH	: 01m ²
TOTAL BUILT AREA	: 169m ²