

Baldivis, 8 Paramount Boulevard

SOLD BY ROY BARRACLOUGH 0424 617 370

STUNNING FAMILY HOME

8 Paramount Boulevard Baldivis WA 6171 From \$ 650,000.00

LJ Hooker Kwinana is proud to present this spectacular family home in a PERFECT location!

With Convenient Public transport or a short Drive to Warnbro train Station and only 45-minute train ride to Perth CBD & under 20-minute Mandurah & a short drive to Baldivis, Shopping Centre that offers Coles - Woolworths, Priceline Pharmacy, Baldivis Medical Centre, The Chase BAR & Bistro, also a variety of cafes & eateries also your only minutes away from Baldivis Square precinct, IGA, Doctors -Pharmacy, & a variety of Take aways and much more or a short drive to several major shopping precincts and schools.

4 2 2

For Sale
Please Call

View
ljhooker.com.au/1JRHGQ5

Contact
Roy Barraclough
0424 617 370
roy@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

Quick access to the Kwinana Freeway.

This property is located close to Karnup Nature Reserve and parks also Quick & And your only 5 minutes' drive away from Tuart Rise - Makybe Rise - Settlers Primary schools & Ridge View Secondary School or Mother Teresa Catholic College.

- Short drive to Warnbro & Secret Harbour beaches - Parks, BBQ areas, playgrounds and bushland offers multiple walking trails, the and lovely parks also a short drive to several wineries.

This beautiful Spacious home has 4x bedrooms, 2x bathrooms - separate lounge or theatre room - study/rumpus area, easy care flooring in living areas and bedrooms, with built in robes to the minor bedrooms.

The Features Are Endless:

- Spacious Separate lounge or theatre room or Rumpus room with walk in storage room
- Spacious Open plan kitchen - family living - Dining area.
- Large kitchen area with ample bench top, stainless steel appliances & butler's pantry.
- Master bedroom offers a walk-in robe & private en-suite bathroom
- 3 Spacious Bedrooms with Built-in wardrobes.
- Well-equipped family bathroom with bath & separate shower.
- Laundry with ample bench space, with external access to the washing line
- Separate walk in linen room.
- Large outside & alfresco Patio/entertainment area.
- Ducted reverse cycle air conditioning
- Low maintenance, easy care gardens
- Double garage
- Efficient roof mounted solar system.

For more details or to arrange a viewing, please call or email Roy Barraclough today on 0424 617 370

PROPERTY INFORMATION

Council Rates: \$2,294.00 approx.

Water Rates: \$ 886.69 approx.

Block Size: 450sqm

Build Year: 2020

Dwelling Type: House



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More About this Property

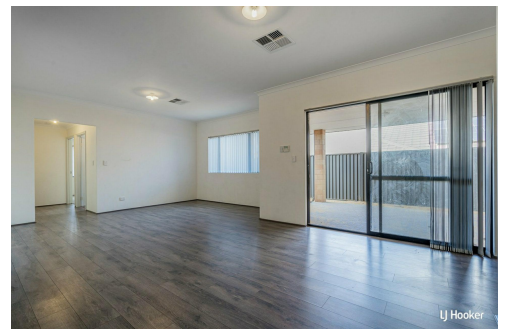
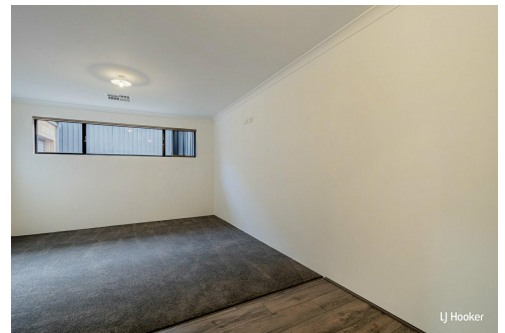
Property ID	1JRHGQ5
Property Type	House
Land Area	450 m ²

Roy Barraclough 0424 617 370

Sales Consultant | roy@ljhkwinana.com.au

LJ Hooker Kwinana (08) 9439 3333

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