

SOLD



44 Flemington Dr, Baldivis

Block Size: 270m² | 3 Bedrooms | 2 Bathrooms | 2 Car

Lee Tamblin | 0466 250 944



FLOOR PLAN



SITE PLAN

FINISH: 163.34
GARAGE: 44.8
APPROX: 171.0
APPROX: 1.87
PATIO: 1.87
TOTAL: 233.88m²

Contemporary Comfort on a Generous Green Title Block

Built in 2021 and thoughtfully designed for modern living, this large & stylish three bedroom, two bathroom (plus study/activity) residence delivers a seamless blend of space, functionality and low maintenance appeal. Set on a 375sqm green title block with a 163sqm of internal living (larger than most 4x2s in the area), the home is ideal for families, professionals or investors seeking a quality property without compromise.

HIGH ceilings in the living space and an open plan layout create an immediate sense of light and openness, with the kitchen, dining and living zones forming the true heart of the home. Stone benchtops, ample cabinetry, large pantry with adjoining laundry space ensures everyday practicality is matched with clean, contemporary finishes.

 3  2  2

Price SOLD for
\$860,000

Property Type Residential

Property ID 279

Agent Details

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Office Details

One Percent Realty WA
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The ducted REVERSE CYCLE air conditioning give true comfort to the home whatever the weather, which combined with the 5kw solar power system means you can use it to your hearts content, without the worry of huge power bills.

Glass doors extend the living space outdoors to a large alfresco under the main roof, overlooking a low maintenance backyard with artificial turf, perfect for entertaining or relaxed weekends. A spacious double garage with HIGH entry door comfortably accommodates a 4WD and offers internal access for added convenience.

Well positioned on a family friendly street, this home presents a move in ready opportunity with modern comforts already in place, all within easy reach of local amenities, schools and transport.

Features Include

- * Welcoming entry with secure internal access from the garage
- * Open plan living, dining and kitchen zone with excellent natural light
- * 2021 built home with modern finishes throughout
- * HUGE master bedroom with private ensuite and walk in robe
- * Spacious ensuite with rare FREESTANDING bath, large shower and double vanities
- * Contemporary galley style kitchen with STONE benchtops
- * 900mm stainless steel appliances, gas cooktop, dishwasher and built in pantry
- * Laundry with large walk in linen, discreetly positioned off the kitchen
- * Generously sized minor bedrooms, ideal for family or guests
- * Modern main bathroom with separate shower
- * Separate toilet
- * HIGH CEILINGS throughout main living area & kitchen, enhancing space and comfort
- * 5kw SOLAR power system to keep your power bills low

- * DUCTED reverse cycle air conditioning throughout
- * Spacious double garage with HIGH ENTRY roller doors, ideal for a 4WD
- * LOW maintenance front & rear yard with artificial turf
- * 375sqm green title block
- * Large 163sqm internal living area (233sqm under main roof)
- * Estimated rental return approx. \$650 per week
- * Built in 2021
- * Convenient location close to local parks, schools and amenities

Financials

- * Council rates \$2,400pa (approx)
- * Water rates \$1,200pa (approx)

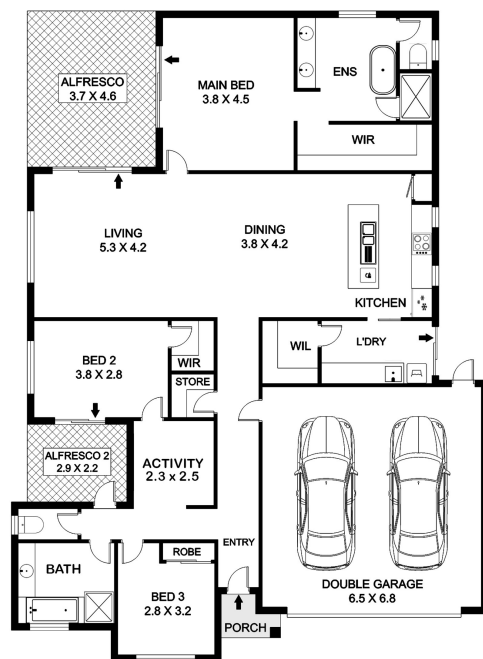
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44 Flemington Drive BALDIVIS

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ONE PERCENT
— REALTY WA —

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FLOOR PLAN



SITE PLAN

House	163.34
Garage	44.4
Alfresco	17.02
Alfresco 2	6.40
Porch	1.85
TOTAL	233.03m²