

# 13 Coolimba Turn, Baldivis







## Start Living Your Dream Situated on a 451msq Block

Welcome to this beautifully maintained, centrally located home set on a low maintenance 451sqm block. Offering the perfect combination of space, comfort, and convenience, this modern residence is ideal for families, first-home buyers.

Inside, you'll find four generous bedrooms, two bathrooms, a dedicated home office for those working remotely, and a separate media/theatre room—providing multiple living spaces for the whole family to enjoy.  Impressive floor plan with excellent flow.

The heart of the home is the spacious open-plan living and dining area, complemented by a well-appointed kitchen featuring quality stainless steel appliances and ample storage. Sliding doors open onto a covered alfresco, creating the perfect setting for entertaining family and friends all year round.
Outside, the fully reticulated, low-maintenance gardens ensure you can spend more time enjoying your home and less time maintaining it, while the double remote garage provides secure parking and additional storage.

Features You'll Love:

- Modern kitchen with stainless steel appliances and rangehood
- Spacious master bedroom with walk-in robe and private ensuite
- Three additional bedrooms, all with built-in robes
- Main bathroom complete with a relaxing bathtub
- Separate home office – ideal for working from home
- Dedicated media/theatre room
- Spacious open-plan living and dining area
- Covered alfresco entertaining area under the main roof
- Split-system reverse-cycle air conditioning to main living area
- Double remote garage
- Fully reticulated, low-maintenance gardens
- Built in 2011

4 2 2 451m2

| | |
|---|---|
| **Price** | $779,000 |
| **Property Type** | Residential |
| **Property ID** | 4810 |
| **Land Area** | 451 m2 |
| **Floor Area** | 150 m2 |

### Agent Details

Tracey Clarke - 0406 671 720

### Office Details

Wanneroo
945 Wanneroo Rd Wanneroo WA 6065
Australia
08 9206 1600

Urban WA REAL ESTATE

- Land size: 451sqm (approx.)
- Internal living: 150sqm (approx.)

**Fantastic Location**

Perfectly positioned close to Baldivis Primary School, local parklands, playgrounds, and the Baldivis Recreation Centre. You're also just minutes from the Kwinana Freeway, Baldivis Secondary College, Stockland Baldivis Shopping Centre, medical facilities.

Whether you're looking for your next family home or a quality investment, this fantastic property offers exceptional value in one of Baldivis' most sought-after locations.

Call or Email Tracey Clarke to view on 0406 671 720 or tracey@urbanwa.com.au

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.