



12 Santorini Parkway, BALDIVIS
FOR SALE



UNDER OFFER AT THE FIRST OPEN. THINKING OF SELLING? WE OFFER A FIXED COMMISSION FEE OF \$8800

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Perfect for First Home Buyers, eligible for stamp duty exempt.

Absolutely stunning! This beautifully presented home is a standout! If you are looking for a wow home that really stands out and will impress then you must ensure you view this amazing home.

Welcome to 12 Santorini Parkway, Baldivis a stunning 5-bedroom home is selling \$000's below replacement cost. High spec'd finishes throughout.

Situated in Spires Private Estate Baldivis, close to parklands, adventure park and close to the proposed shopping centre.

Features Include:

- * Great open plan kitchen, dining and family
- * Separate study
- * Separate activity area
- * Stone benchtops to kitchen, scullery and bathrooms
- * Chef's delight kitchen with quality La Germania freestanding oven
- * Scullery area
- * Huge master bedroom with fitted out walk-in wardrobe
- * 4 large minor bedrooms
- * Great alfresco entertaining
- * Quality ducted reverse cycle air conditioning
- * Hi-speed internet connected to the home
- * Built 2019 by Smart Homes

Absolutely nothing to do but move in!



Jan Holloway
Principal - Lewis Holloway Property
M: 0499 955 442
E: jan.holloway@smileelite.com

The development has easy access to the Kwinana Freeway and Forrest Highway from Mundijong Road and Safety Bay Rd. Enjoy the pristine beaches of Rockingham and Safety Bay both just a short drive from Spires.

Shopping is easy with the Baldivis Regional Centre nearby and Rockingham City Shopping Centre only 10 mins away.

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.

Features

- 2 Toilets
- Built-In Robes
- 1 Ensuite
- 1 Living Area
- Study
- 1 Open Spaces For Vehicle
- Air Conditioning

Land size

439.00 Sqm



Jan Holloway

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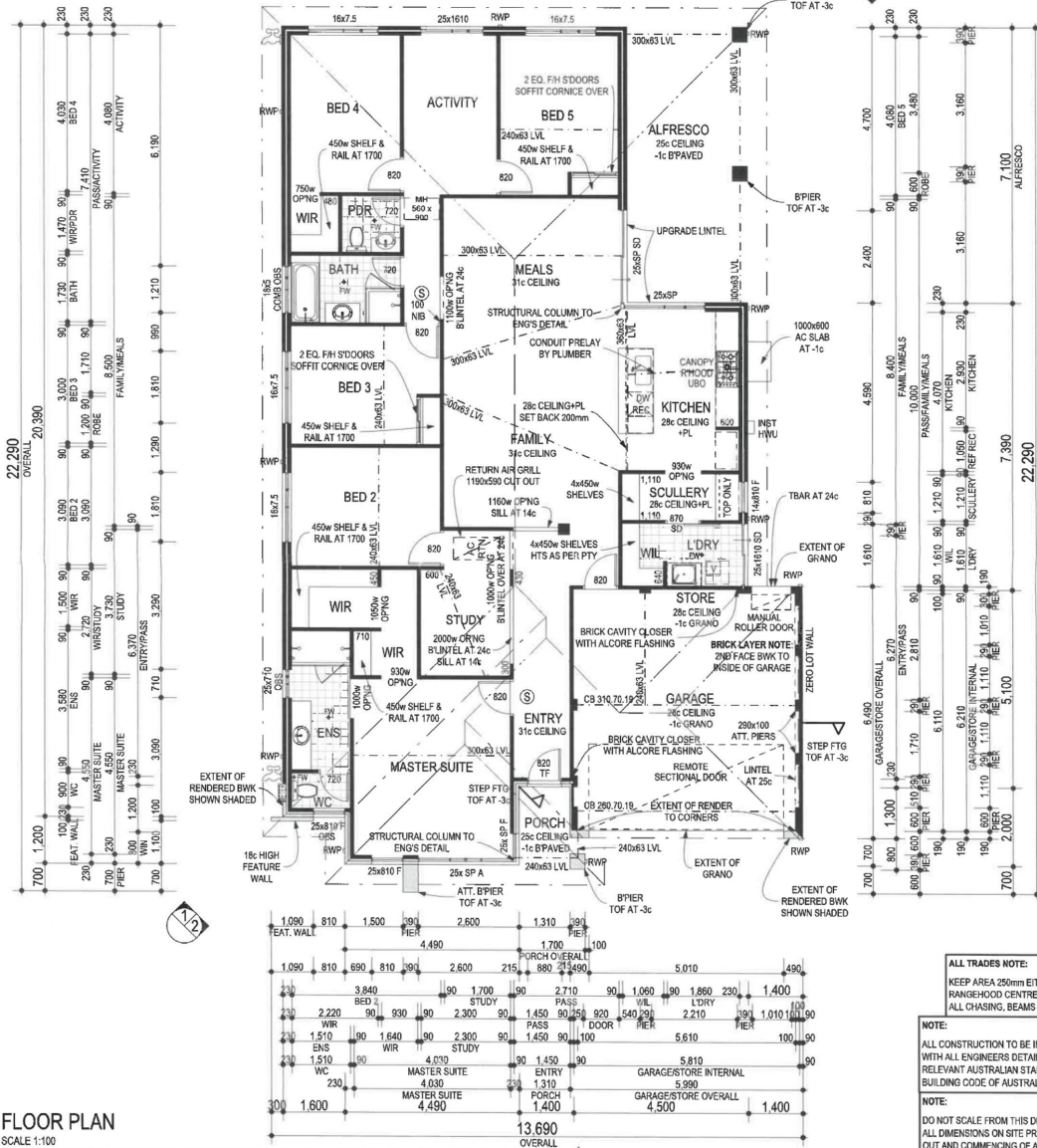
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BUILDER'S COPY

CONTRACT PLANS

ROOF AREA(m2 ON THE FLAT)		
AREAS:		291.42
	PERIM. (m)	AREA (m²)
HOUSE	67.16	200.18
GARAGE	23.96	35.46
ALFRESCO	20.41	22.06
PORCH	7.60	3.06
STORE	12.80	2.55
		283.31 m²



ALL TRADES NOTE:
KEEP AREA 250mm EITHER SIDE OF RANGEHOOD CENTRE LINE CLEAR OF ALL CHASING, BEAMS & JOISTS

NOTE:
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL ENGINEERS DETAILS, ALL RELEVANT AUSTRALIAN STANDARDS & THE BUILDING CODE OF AUSTRALIA

NOTE:
DO NOT SCALE FROM THIS DRAWING. CHECK ALL DIMENSIONS ON SITE PRIOR TO SETTING OUT AND COMMENCING OF ANY WORK.

FLOOR PLAN
SCALE 1:100



REVISION	VO #	DRN	DATE	CHK
WDRAW		SMBJ/BJ	27.07.18	TW

CLIENT: *[Signature]*
DATE: 21.8.18
CLIENT: *[Signature]*
DATE: 21.8.18
BUILDERS REPRESENTATIVE: *[Signature]*
DATE: 29.8.18

CLIENT: BOOTH & JONES
ADDRESS: LOT 307 SANTORINI PARKWAY BALDIVIS

COLOSSUS	
SPEC: SMART	DATE: 27.07.18
VERSION: UPDATE 2	WIND RATING: WIND
MAP REF.:	ENGINEERS DETAIL: ENG.
JOB NO: 1814394	SHEET NO: 2 OF 7

Date Printed: 9/8/2018 L:\Smart\Homes\COSS\Jobs\1814000\HO 581814394\1814394 D:\OFF\DWG\COSS\1814394-1\WDR\W1814394-1.rvt