

11 Boobook Lane, Baldivis, WA 6171

Sold House

Sunday, 20 August 2023



11 Boobook Lane, Baldivis, WA 6171

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 290 m2

Type: House

\$460,000

GAVIN PEREIRA of Semple Property Group is delighted to present to market 11 Boobook Lane, BALDIVIS. Situated in the heart of the picturesque Ridge Estate, this immaculately presented three-bedroom, two-bathroom home is just perfect! Ideally positioned behind a secure front gate and having the best front yard in the street, this truly ticks all the boxes for a first home buyer, investor, or downsizer. Move in ready and meticulously maintained by the current owners, this great cottage style home has multiple living zones with a separate front lounge room and open plan kitchen, family room and meals area. The minor bedrooms are located towards the rear of the home with the main bathroom also conveniently located. The rear reticulated gardens are low maintenance and provide a perfect outdoor escape for your morning coffee or afternoon sunshine therapy. The idyllic location, location, location is within walking distance to all local amenities including a Medical Centre, Pharmacy, Caltex and close to the local Schools, Shopping and Transport options. Property Features: - Large master bedroom with walk-in-robe - Ensuite complete with shower, vanity and toilet - Bedrooms 2 and 3 are both great size with built-in robes - Main bathroom includes shower bath and vanity and separate second toilet - Kitchen with gas cooktop, under bench oven, fridge recess and ample pantry - Open plan kitchen, meals and family room - Separate front theatre room / lounge room - Laundry with linen cupboard and shoppers' entry from garage - Double lock up garage with access to rear enclosed yard - Ducted evaporative air conditioning and Split system reverse cycle unit to living room and master bedroom - Low maintenance outdoor patio area perfect for entertaining family and friends - 6kW Solar Panel System with 20 panels mean little to no electricity bills! Approximate Distances to: 150m - Nearest Bus Stop 2 minute drive - Tuart Rise Primary School 5 minute drive - Stockland Baldivis Shopping Centre 8 minute drive - Warnbro Train Station *Distances are approximate, sourced from google maps. PROPERTY DETAILS: Land Size: 290m² Build Year: 2007 Built Area (Living): 130m² NBN: Available No Strata Fees! Properties in this price range are selling fast! Do not delay, call Gav today on 0423 092 441 to arrange a viewing, I look forward to meeting you at the home open. Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.