

# 11 Snowflake App, Baldivis, WA 6171



## House For Sale

Thursday, 8 February 2024

11 Snowflake App, Baldivis, WA 6171

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 109 m2

Type: House



Cass Levitzke  
0493468198



Clarissa Alsop  
0421827669

## Buyers Over \$449,000

Coastal Realty WA is thrilled to present to the market 11 Snowflake Approach, Baldivis. This 3-bedroom, 2-bathroom property is an ideal choice for first-time homebuyers, those looking to downsize, or savvy investors. Nestled in the sought-after Chimes Estate and within walking distance to public transport and parks, this residence offers a perfect setting to call home. The Chimes Estate boasts a strategic location, with proximity to both Baldivis Gardens Primary and Baldivis Primary School, both within walking distance. Additionally, it's a mere 6-minute drive to Stocklands Baldivis and provides easy access to the freeway heading north and south. Local amenities include the Spud Shed and surrounding shops, along with nearby daycare facilities. Featuring an open-plan layout with a kitchen, living, and dining area, this floor plan is complemented by the master suite situated at the rear of the home, creating an ideal arrangement. Outdoor living is enhanced by the under-main-roof alfresco and an adjoining patio, providing a perfect space to unwind. The property boasts quality fixtures and fittings, including security features, stone benchtops in the kitchen, a split-system air conditioner in the main living area, a convenient study nook, and stacking sliding glass doors leading to the alfresco, seamlessly blending indoor and outdoor entertaining. Outside, the garden beds are ready for planting, catering to the green thumb, while the absence of grass ensures easy-care, low-maintenance living. Please note that the property will be sold in an as-is condition, and the furniture shown in the photos is for illustration purposes only. Don't miss out on the opportunity to own this fantastic property that combines comfort, convenience, and easy living. Contact Coastal Realty WA today for further details or to schedule a viewing. Property Code: 306