

**149 Clyde Avenue, Baldivis, WA 6171**

THE AGENCY

**House For Sale**

Wednesday, 13 March 2024

149 Clyde Avenue, Baldivis, WA 6171

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 540 m2**

**Type: House**



Nicola Stacey  
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## All Offers Presented

All offers presented 26th March 2024, unless sold prior. \*\* The Sellers reserve the right to accept an offer prior to 26th March 2024 \*\*If you're an investor, or home seeker looking for a prime opportunity, this property is tailor-made for you. Nestled in an enviable suburb, this exquisite home ticks all the right boxes. Situated in close proximity to schools, shops, and public transport, its location alone makes it a savvy choice. The heart of your new home is the main living area, boasting a highly desirable kitchen featuring stone benchtops, stainless steel 900mm gas cooktop, under-bench oven, and rangehood. This kitchen effortlessly overlooks the living area, which is bathed in natural light thanks to its high ceilings, creating a bright and airy ambiance that's perfect for family gatherings and entertaining. The master bedroom is separate from the kids' room and exudes luxury with its generous layout, a spacious his and hers walk-in robes, and an inviting ensuite showcasing both double sinks and showers. Just adjacent, a perfectly sized home theatre awaits, offering a cosy retreat for relaxation. Further along, you'll discover a sizeable storeroom, versatile enough to be transformed into a 5th bedroom, a home gym, a nursery, or a sewing room – the possibilities are endless. The children's bedrooms are generously proportioned, all 3 offering queen-sized comfort and double door mirrored robes. Convenience is key, with the main bathroom located nearby. Then step outside to discover a delightful alfresco entertaining area, surrounded by easy-care gardens – the ideal spot to unwind and enjoy outdoor living. To top it all off, this home is equipped with a fully ducted evaporative air conditioning system, skirting boards throughout the main living area, and a double lock-up garage with storage area, perfect for long 4-wheel drives, all providing ultimate comfort and security. Don't miss out on this exceptional opportunity that combines location, and a beautifully appointed home into one irresistible package. It's a smart move for the discerning investor or homeowner looking to secure their financial future. I am Nicola Stacey from The Agency, ready to assist you on this journey towards achieving your property dreams. \*\* Home open times are subject to change without notification. Please check the web for the inspection schedule on the day of the home open \*\*Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.