

**16 Cervantes Avenue, Baldivis, WA 6171**

**Harcourts**

**Sold House**

Tuesday, 27 February 2024

16 Cervantes Avenue, Baldivis, WA 6171

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 465 m2**

**Type: House**



Theresa Rowe  
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**\$612,000**

Welcome to 16 Cervantes! This is a great property to secure, cleverly designed to maximise the block, flooded with natural light and close to all amenities in the peaceful Baldivis central. This property comes with great tenants already in place, so no vacancy days at settlement, and the easy care and low maintenance aspect to this one makes it perfect for an investment. The good-sized master bedroom is located at the front of the property with walk in robe, and ensuite. The theatre room is opposite, and then down the hallway is the open plan kitchen/dining area. The kitchen consists of a central island bench, double sink, gas cooktop and electric oven, all in excellent condition. There are French doors separating the large living room from the dining, which is perfect for noise reduction and privacy. Sliding doors take you to the undercover alfresco area, which is nicely sheltered, and leads out to the grass back yard, making it pet friendly! Bedrooms two and three have built in robes and are separated by an activity room or office space in between. The family bathroom has a bath and separate toilet off the laundry. Please note all viewings will be during the scheduled Home Open time at 5pm Wednesday 28th Feb. LOCATION: Baldivis Primary School approx. 4 mins (1.4km) Baldivis Secondary College approx. 5 mins Stockland Baldivis Shopping Centre approx. 5 mins DETAILS: Built in 2009 by Ventura Homes Water Rates approx. \$1051pa plus usage Shire Rates approx. \$1932pa Currently tenanted on fixed lease until August at \$450pw