

16 Grafton Rise, Baldivis, WA 6171



Sold House

Wednesday, 20 September 2023

16 Grafton Rise, Baldivis, WA 6171

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 323 m²

Type: House

\$515,000

Discover the epitome of comfortable and convenient living at 16 Grafton Rise in Baldivis. An extremely well maintained that residence offers a lifestyle that combines comfort with ease. Education takes center stage with a range of excellent schools just steps away. From Sheoak Primary School to Baldivis Secondary College, Rivergums Primary School to Tranby College, and Makybe Rise Primary School, your children's educational journey is both enriching and hassle-free. Retail therapy and DIY enthusiasts will be thrilled by the proximity to Stockland Baldivis and Bunnings Baldivis, both just a short stroll away. Stay connected and active with the Nearest Bus Stop and Plus Fitness within arm's reach. For those who love nature and the outdoors, Ballaballa Reserve offers lush greenery and serene spaces for exploration. And when it's time for some beachside relaxation, the golden shores of Warnbro Beach are a mere 8km away, inviting you to unwind by the sea. Step inside this thoughtfully designed home and discover a host of desirable features. The 2-car garage ensures ample space for your vehicles, while ducted air conditioning guarantees year-round comfort. The kitchen is equipped with gas appliances for both efficiency and style. Built in 2011, this home exudes timeless charm with its cozy, carpeted bedrooms. The low-maintenance property allows you to focus on what truly matters, while the tiled kitchen and living areas create a seamless flow that's perfect for both daily living and entertaining. Retreat to the master bedroom, complete with an ensuite and walk-in robe that add a touch of luxury. Built-in robes in the minor bedrooms cater to the whole family's storage needs, enhancing the home's practicality. This home is currently tenanted until 22/01/2024 at \$530 per week to fantastic tenants that maintain the property extremely well! Schedule a viewing today and embrace the future you deserve! WHO TO CALL: DEREK FOGARTY - 0429 040 343 JO ADAMS - 0407 446 778 WHAT WE LOVE:- Currently tenanted until 22/01/2024 at \$530 per week- Extremely well maintained home!- Double Garage + Extra Parking on Driveway!- Gas Appliances- Ducted Evaporative Airconditioning - Large open plan living- Durable low maintenance tiled flooring throughout- Carpeted Bedrooms- Alfresco space excellent for entertaining with artificial turf- Master suite with walk-in closet and ensuite - Reticulated lawn and gardens to the front - Double, sliding door built-in robes to secondary bedrooms- Modern main bathroom with separate bath and shower WHAT'S NEARBY:- Sheoak Primary School - Rivergums Primary School - Baldivis Secondary College - Tranby College - Makybe Rise Primary School - Stockland Baldivis - Bunnings Baldivis - Nearest Bus Stop - Ballaballa Reserve - Plus Fitness - Warnbro Beach Act quickly, as homes like this are in high demand and won't stay available for long. Don't hesitate - be one of the first to schedule a viewing of this remarkable property. CONTACT DEREK FOGARTY ON 0429 040 343 OR JO ADAMS ON 0407 446 778. Council: \$1791.25 p.a. (approx) Water: \$997.77 p.a. (approx)* Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.