

**17 Bardurra Street, Baynton, WA 6714**



**Sold House**

Monday, 14 August 2023

17 Bardurra Street, Baynton, WA 6714

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 619 m<sup>2</sup>

Type: House

## Contact agent

Auction Conditions Public Auction on site on the 29th of July at 9:30am. Deposit amount: \$30,000 Settlement: 30 or 45 days from contract signing, as elected by the purchaser. Termite & Building inspection reports available upon request

**What we love?** Nestled in the picturesque neighbourhood of Baynton, this exquisite family residence showcases a perfect fusion of location, immaculate presentation, and luxurious living. Set on a meticulously landscaped 619 sqm block, this wonderful home offers plenty of space and an abundance of natural light, all crafted to the highest standards, ready to welcome you and your loved ones. Situated in a prime blue-chip location, just a short walk from Baynton West Primary and Baynton West Park, this property provides the ideal setting for easy morning drop-offs and leisurely strolls. The convenience of the nearby Good Grocer IGA adds to the appeal, ensuring that both location and lifestyle are seamlessly intertwined. As you approach the front garden, meticulously maintained and captivating, you will be instantly captivated. The generous parking space accommodates multiple cars, 4-wheel drives. It even provides a dedicated area for a boat, caravan, or trailer, with the added convenience of side gate access leading to a large shed. Step inside and be embraced by the crisp white walls, elegant floorboards, and airy ceilings, creating a modern and welcoming ambience. As you make your way down the hallway, you'll be drawn to the heart of the home – an open-plan kitchen and dining area bathed in natural light. A separate carpeted living room awaits cozy evenings, ideal for gathering the family for movie night. The open plan area exudes a refreshing atmosphere, thanks to its glass-lined walls that invite the outdoors in. The stunning kitchen is a haven for home chefs, offering plenty of storage and bench space, a 900 mm gas cooktop and electric oven, a dishwasher, a feature splashback, a pantry, and a breakfast bar for quick morning bites. Slide open the glass door, revealing an outdoor oasis! Lush tropical gardens surround the sparkling in-ground pool, adorned with a shade sail to protect you from the sun's rays. The covered alfresco area provides a perfect space to relax and unwind as the BBQ sizzles while overseeing the joyful play of children in the pool. The grassed area is ideal for little ones or furry family members to roam and enjoy. Returning inside, discover the well-appointed master suite with a split system, ceiling fan, and plush carpeting for ultimate comfort. The walk-in robe leads to a modern ensuite boasting dual vanities, a shower, and a toilet. three additional double-sized bedrooms, each featuring a ceiling fan, split system, lush carpets, and built-in robes, sharing the spacious and equally luxurious main bathroom, equipped with a bath, shower, vanity, and separate toilet. Additionally, there is the option of a separate home office or a fifth bedroom if needed and a conveniently located laundry with storage and outdoor access.

17 Bardurra Street presents an immaculately presented family home, offering a haven of luxury living for years to come.

**What to know?**

- 619 sqm block
- 183 sqm living
- Built-in 2013
- Council Rates \$3808.21
- Water Rates \$1357.74

**Who to talk to?** Contact Jordan James on 0458 193 869 for more information to get additional information on the property.