

**20 Butterleaf Road, Baldivis, WA 6171**

*Elders*

**Sold House**

Monday, 14 August 2023

20 Butterleaf Road, Baldivis, WA 6171

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 217 m<sup>2</sup>**

**Type: House**

## Contact agent

Be the first to view this 3 bedroom, 2 bathroom home built in 2016 so very modern. The property is set on 217m<sup>2</sup> of land and the residence is 100m<sup>2</sup> there is a big double garage at the lane behind for entry to the property. Also outside is a lovely courtyard, which is between the double garage and the residence, perfect for private entertaining. The property itself faces parkland for those beautiful views. Going in through the front door we have the main bedroom on the left and bedroom number 2 directly opposite, we then wander through to the kitchen area. In the kitchen we have stone bench tops, double sink, 900mm large gas hot plate and under bench oven with a 900mm rangehood. Room for large single fridge. The kitchen overlooks the dining and family area's with reverse cycle air conditioning unit. Through passageway off the kitchen we have the bathroom, laundry and the 3rd bedroom. All windows have vertical blinds, front two bedrooms have roller shutters great to have the feeling of security. The property is close to all facilities. Call Ian today on 0417 090 069 Location Features: Stockland Baldivis Shopping Centre 2.2km\* Kwinana Freeway On-ramp 1.8km\* Perth Aqua Park 3.5km\* Warnbro Train Station 5.6km\* Perth City 44km\* School Catchments: Primary Baldivis Primary School (1.0 km) Sheoak Grove Primary School (1.2 km) Baldivis Gardens Primary School (2.0 km) River gums Primary School (2.5 km) Secondary Baldivis Secondary College (2.3 km) Ridge View Secondary College (5.3 km) The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property. All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.