

**21 Tavistock Street, Baldivis, WA 6171**

*Elders*

**House For Sale**

Wednesday, 12 June 2024

21 Tavistock Street, Baldivis, WA 6171

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 375 m2**

**Type: House**



Katie Clark

0431816597

## Offers From \$869,000

This sensational property provides a wealth of possibility for the astute investor seeking both quality and opportunity, with its executive design combining form and function, to create two seamless properties, with a flexible floorplan and high end finishes throughout. Designed as a dual-key duplex you have two individual residences under one title, with 21A offering 3 bedrooms and 2 bathrooms, plus a central open plan living, dining and kitchen area that leads to an alfresco at the rear. And 21B providing 2 bedrooms, 1 bathroom and open plan living, along with garaged parking to both units. Currently leased under separate agreements running until 2025 & 2026, and a combined weekly return of \$1090, this is sure to be an easy choice to add to the portfolio, with its convenient positioning, and stylishly designed interior only adding to the appeal. Features of the property include: 21A Tavistock Street:- Open kitchen with an in-built 900mm oven, gas cooktop and rangehood, with ample cabinetry, full height pantry, plus dishwasher, fridge recess and stone benchtops - Light and bright open plan living and dining space, with low maintenance tiling to the floor, downlighting and sliding doors to the alfresco - Spacious master suite to the rear of the property, with soft carpet under foot, a walk-in robe and ensuite with shower enclosure, vanity and WC- Two further well-spaced bedrooms to the front of the property, both with carpet to the floor and full height built-in robes - Central bathroom with a large glass framed shower, vanity and separate WC- Sizeable laundry with in-built linen storage - Contemporary colour scheme throughout with neutral tones - Ducted air conditioning to the entire residence - Under roof alfresco overlooking a paved garden - Single garaged parking with roller door 21B Tavistock Street: - Modern kitchen with quality in-built appliances, dishwasher and fridge recess, plus plenty of cabinetry and bench space - Open plan living and dining area, with tiling to the floor and direct access to the courtyard - Two good sized bedrooms, both with carpeted flooring and built-in robes, and one with an added linen closet for extra storage - Contemporary bathroom, placed at the mid-way point between the bedrooms for ease of use, with a shower, vanity and separate WC- Ducted air conditioning throughout - Neutral paintwork to the property- Access to a paved courtyard for alfresco dining - Single garaged parking with a roller door and laundry space within Built in just 2022, this fantastic opportunity sits within an increasingly popular pocket of Baldivis, with the recently opened Pine View Primary School a short stroll away, making this community focused position an appealing option to families and professionals alike. You are also close to all the daily amenities you could need with Stocklands Shopping Centre a quick distance from home offering a wide range of retail, dining and entertainment options, along with a choice of parkland and easy access to both the freeway and public transport, ensuring any commute is a breeze, and this a must view property. Contact Katie Clark on 0431 816 597 today to arrange your viewing. 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.