

23/131 Aldersyde Meander, Baldivis, WA 6171

Harcourts

Sold House

Monday, 14 August 2023

23/131 Aldersyde Meander, Baldivis, WA 6171

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 132 m²

Type: House

\$300,000

I am excited to introduce this immaculately maintained and beautifully presented villa to the market. With two bedrooms, two living areas, a bathroom and laundry combo, generous storage shed, double garage and expanded covered and open outdoor living options. 23/131 Aldersyde Meander is certain to tick a lot of boxes. Importantly, this compact and very low maintenance home is centrally and very conveniently located within only minutes of the most frequented local services and amenities and is situated just across the road from the Kingaroy Reserve. 23/131 Aldersyde Meander will suit a wide range of buyers. Requiring no further investment, the property represents a very affordable entry level option for the First Home Buyer. It also represents a very low maintenance and secure lock and leave for a FIFO worker or the "Empty Nester" who enjoys holidaying from time to time. It can even securely accommodate a pop up van as well as your vehicle. Alternatively it would represent a very prudent and profitable addition to any investment portfolio. The property is currently leased to an A1 sitting tenant with impeccable references, until 25 October 2023 - \$320 per week. She is keen to stay on if possible because, as she says, the complex is so well maintained and very quiet with predominately mature - mostly single residents. But from an investors perspective the best news is the VERY LOW Strata Fees - ONLY \$600.00 per annum - that's less than \$12.00 a week. Current Rental Appraisal is available on request

Features of the Home:-
- Enter from the garage to the open plan kitchen, dining and lounge area
- Kitchen - features stainless appliances - electric fan forces wall oven, 4 burner gas hob and extractor unit, fridge recess and overhead and under bench cabinetry
- Lounge - overlooks the courtyard and leads to the sunroom and through to the courtyard. This lovely living area includes a RC split air conditioner and TV + Fox Tel points.
- Sunroom - features double door access to the courtyard and outdoor entertainment area creating an easy indoor/outdoor flow and an expanded indoor/outdoor entertainment area
- Master Bedroom - is queen sized with double robes and semi ensuite access to the bathroom.
- Bedroom 2 - is king single in size and features a double robe
- Bathroom - Includes a separate shower, vanity with storage and WC
- Laundry - adjoins the bathroom with access from the lounge and sunroom. Outdoor Features:-
- Garage - double (in tandem) with auto door
- Storage Unit - is situated in the courtyard
- Courtyard - is paved and adjoins the garage creating an expanded and covered extended outdoor entertainment area
- Clothes Line - is under cover and protected from the elements

Locations:-
- Nido Early Learning + Kindy - 2 minute drive
- Sonas Early Learning + Care - 4 minute drive
- Green Leaves Early Learning - 2 minute drive
- Sheoak Grove Primary School (K-6) - 3 minute drive
- Baldivis Primary School (K-6) - 3 minute drive
- Tranby College (PP-12) - 6 minute drive
- Baldivis Secondary College (7-12) - 5 minute drive
- Stockland Shopping Centre - 3 minute drive
- Baldivis IGA (extended hours) - 5 minute drive
- Bunnings - 4 minute drive
- Karridale Reserve - 1 minute drive (8 minute walk)
- Baldivis Recreation Centre - 3 minute drive
- Freeway Ramps - 3 minute drive

Clearly 23/131 Aldersyde Meander will create a lot of interest in the marketplace. To avoid disappointment, put it at the top of your Must See List and be first to visit the Home Open so you don't miss your opportunity to Make It Your Own You are always welcome to contact "Peter Padovan 0414 985 256 " if you require further information regarding this property.