

25 Southport Drive, Baldivis, WA 6171



House For Sale

Friday, 17 May 2024

25 Southport Drive, Baldivis, WA 6171

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 403 m2

Type: House



Adam Bettison

0893782555

From \$569,000

Welcome to this gorgeous four-bedroom, two-bathroom home that is filled with amazing features throughout, including air conditioning, a modern design, and a large living and separate family room, and sizeable outdoor area. Situated in a great location - with schools and multiple parks nearby - this home is perfect for those with families. Currently vacant, it poses an incredible opportunity to move in as soon as you want, or to rent it out. Whatever you are looking for in a house, this property presents the potential to live that dream, in an area that many families and couples love to call "home". Will you make that next step? Come and view this property, and don't miss out!

Property Features:- Four-bedroom, two-bathroom home in Baldivis- Approx. 403 square meters land size- Approx. 151 square meters built size- Built 2013- Separate family room- Secure double garage- Split system air conditioning- Walk in robes/built in robes to bedrooms- Ceiling fans- Large amount of storage throughout- Rear courtyard/outdoor area

Investor Summary:- This property is vacant and ready for immediate occupation or renting out- Market rent for 25 Southport Drive is approximately \$600 per week- Based on a purchase price of \$570,000 and market rent, the estimated rental yield for this property is 5.49%- HouseSmart is highly active in Baldivis and the surrounding areas, and can provide high-quality property management services from settlement and beyond!

To the exterior of this home, you have ample amount of space, for parking or for designing your dream front area for the home. The double garage provides the room to park your cars securely, and there is also room to park two other cars on the driveway. This garage also has a shoppers' entrance so you can easily enter the house after parking. Coming through the front door, you are welcomed in to the entry area, which is tiled, and has access to both the main bedroom, family room and the garage. The other bedrooms are privately tucked away towards the rear of the home, and the living/dining area opens out to the back of the home to create a massive open plan space for all to enjoy. The main bedroom is the largest of the bedrooms, but the others are also good sizes. This main bedroom has a walk in robe, it's own private ensuite, and ceiling fans to keep the room cool. The other bedrooms also have ceiling fans, and there is plenty of storage spots with built in robes. Nearby these other bedrooms, you have a guest/main bathroom, which a shower plus separate bath. The family room, close by to this main bedroom, is separate from the main living area, and would be perfect for a theatre room or play area. There are a lot of great ways you can utilize this room - come and view this property today and see what you would do!

The kitchen is the hub of the home, with great quality features making it the perfect spot to cook up your favourite dish, including ample bench space, a double stainless steel sink, built-in microwave space, dishwasher space, plenty of cupboards including a pantry cupboard, and gas hotplates for your cooking. What dish will you make first in your new home? Looking out from the kitchen, you have a nice view over the living and dining area, which has room for everyone to settle back and relax. There is a ceiling fan providing a nice breeze, and the split system air conditioner provides comfort for those cool days. Stepping out from this living area, you come through to the outdoor patio, which provides shade on those hot days and a nice place to sit out and enjoy your new home. Pop an outdoor table and chairs out here, or an outdoor lounge set, and you can sit back and enjoy the sunshine, and watch the kids or pets play on the nearby lawn area!

Baldivis is a growing suburb and is reportedly one of the most highly sought after suburbs south of the river (REIWA). There is a good mixture of both owner-occupied and investment tenures. Schools in the suburb include Tranby College, Makybe Rise Primary School, Settlers Primary School, Ridgeview Secondary Collage (just down the road!), and Tuart Rise Primary School. Baldivis IGA is only around 2.5km from the home (approx. 5 mins drive), and the larger Stockland Shopping Centre is only around 7 minutes drive! There are also multiple parks and reserves around, including Elm Reserve, Smirk Reserve, Martindale Reserve, and Carnarvon Park. 25 Southport Drive is filled with desirable features throughout - finished with a modern design and an open plan layout, there has been a lot of thought gone in to the design of this home, which has a low maintenance yet still liveable layout, and is positioned to be in a great location close by schools and shops. Make sure that you don't miss out - come and view this property today!