

# 3/1 Pemberton Boulevard, Baldivis, WA 6171

The logo for Elders, featuring the word "Elders" in a white, italicized serif font on a red rectangular background.

## Sold House

Saturday, 17 February 2024

3/1 Pemberton Boulevard, Baldivis, WA 6171

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 271 m2**

**Type: House**



Tony Ansara  
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**\$540,000**

MODERN AND EXTREMELY LOW MAINTENANCE 3X2 SITUATED IN THE HEART OF BALDIVIS CENTRAL ESTATE! Located in a well-maintained complex, this neat and stylish property offers a great low maintenance lifestyle and is an excellent opportunity for first home buyers, investors or those looking to down-size. Featuring three spacious bedrooms, two bathrooms, large open plan living design, stylish kitchen with stainless steel appliances and ample storage, large laundry with linen storage and small rear courtyard with a back patio, perfect for outdoor entertaining. Additional features include ducted reverse cycle air-conditioning, storeroom for extra storage space, double car garage for secure parking and low to no maintenance gardens. Definitely add this to your shortlist!! Ideally situated in a great convenient location and is within a short distance to beautiful parklands, quality schooling, transport routes, shopping facilities, local amenities and easy access to Kwinana Freeway. Strata - \$ 280.00 per quarter Council Rates - \$ 1871.00 per annum Water Rates - \$ 943.30 per annum Call Tony Ansara anytime on 0410 107 787 for questions or queries or to book a viewing. Facetime viewings are also available. Property Features- Year built 2008- 3 Bedrooms (Master bedroom with built-in robe, ensuite and patio access, Minor bedrooms with mirrored sliding robes)- 2 Bathrooms- Stylish kitchen with stainless steel appliances- Open plan living area- Laundry with linen storage- Ducted reverse cycle air-conditioning- Patio entertaining area- Storeroom- Double car garage Location Features- Karridale Reserve 150m\*- Nearest bus stop (Birdsville Dr After Nundle Rd) 350m\*- Stockland Baldivis Shopping Centre 1.7km\*- Baldivis Medical Centre 2.2km\*- Restaurants and Cafés 2.4km\*- Kwinana Freeway 1.8km\*- Warnbro Train Station 5.7km\*- Perth 46.8km\* Schools- Sheoak Grove Primary School 650m\*- Baldivis Primary School 2.8km\*- Rivergums Primary School 2.6km\*- Baldivis Gardens Primary School 4km\*- Baldivis Secondary College 2.1km\*- Ridge View Secondary College 5.9km\*- Tranby College 3.7km\*- Mother Teresa Catholic College 6.4km\* 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.