

**30 Mallard Way, Baldivis, WA 6171**

*Elders*

**Sold House**

Thursday, 14 September 2023

30 Mallard Way, Baldivis, WA 6171

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 378 m2**

**Type: House**



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**\$520,000**

Positioned in the hugely popular Ridge Estate, this impressive property offers three generously spaced bedrooms, with a carefully designed floorplan allowing for either a 4th bedroom or study and providing you with the flexibility to use the home as best suits your family's needs. The home also offers two well equipped bathrooms, an open plan kitchen, living and dining area that opens onto the covered alfresco, along with a spacious lounge at the front of the home, providing plenty of uses for a variety of buyers. Conveniently positioned with a wide selection of amenities all within a short distance, including both Stocklands and Baldivis Square shopping centres, plenty of dining and recreation facilities, a range of quality schooling and childcare options, easy freeway access and public transport links and a choice of parkland within walking distance, making this a fantastic option for families, professionals or those seeking minimal maintenance living. Features of the home include:-- Substantial master suite at the front of the home, with a cooling ceiling fan, walk-in robe and ensuite with vanity, shower and private WC- Two additional queen-sized bedrooms, both with built in robes and ceiling fans- Separate study or 4th bedroom - Modern, centrally placed kitchen, with 900mm\* in-built oven and gas cooktop, ample cabinetry including a walk-in pantry, fridge recess and large island bench with the option for seating - Light and bright open plan living and dining area that flows out to the alfresco - Secondary living space at the front of the home, with dual opening and feature wall - Timber effect flooring to the open plan living areas with carpet to the remainder of the home- Ducted air conditioning throughout, with an added reverse cycle air conditioning unit to the main living for absolute comfort - Extended poured limestone patio to the rear yard, with a pergola to provide a shady spot to entertain or relax under - Lawned gardens to the front of the home with in-built garden beds - Shutters to the front windows for added peace of mind- Double remote garage accessed via a laneway at the rear Built in 2010\*, set on a 378sqm\* block with 170sqm\* internally, this feature packed home is simply wonderful, built for laid back living with minimal maintenance required and plenty of opportunity to relax or entertain through its multiple living spaces. Contact Bianca today on 0422 864 960 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.