

**31 Sandringham Road, Baldivis, WA 6171**

*Elders*

**Sold House**

Tuesday, 26 September 2023

31 Sandringham Road, Baldivis, WA 6171

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 375 m<sup>2</sup>

Type: House

## Contact agent

Modern and Extremely Low Maintenance 3x2 Situated in the Popular Baldivis Grove Estate! This modern and contemporary home was designed with practicality and low maintenance living in mind. Generously sized throughout, this immaculately presented property features 3 good sized bedrooms, 2 bathrooms, galley style kitchen with stone benchtops, 900mm stainless-steel appliances plus ample storage, spacious open plan living area, large alfresco dining and easy care low maintenance gardens. Additional features include ducted reverse cycle air-conditioning for year-round comfort, front security screen door and a double car enclosed garage for secure parking with extra height to accommodate higher vehicles. Located in a great family friendly location and is within a short distance to beautiful parklands, schools, transport routes, shopping facilities and local amenities. This property is definitely one to put on your shortlist. Call Tony Ansara any time for further details or to organise a private viewing on 0410 107 787. Facetime for video viewings is also available. \*Currently leased at \$450 per week. Property Features Year built 2016 Lot size 375m<sup>2</sup>\* 3 Good sized bedrooms (Master bedroom with ensuite and Jack and Jill robe, Minor bedrooms with built-in robes) 2 Bathrooms Front security screen door Galley style kitchen with 900mm stainless-steel appliances, stone benchtops and plenty of storage Open plan living area Laundry with linen storage Ducted reverse cycle air-conditioning (zoned 5 ways) Large alfresco dining Grassed backyard Low maintenance lawns and gardens Double car garage suitable for higher vehicles Location Features Zedora Reserve 400m\* Nearest bus stop (Arpenteur Drive After Huxtable Tce) 1km\* Stockland Baldivis Shopping Centre 2.6km\* Baldivis Square 3.6km\* Kwinana Freeway Entrance 3.9km\* Warnbro Train Station 4.4km\* Perth 48.4km\* Schools Settlers Primary School 1.7km\* Makybe Rise Primary School 3.7km\* Sheoak Grove Primary School 4.3km\* Tuart Rise Primary School 4.2km\* Ridge View Secondary College 6.1km\* Baldivis Secondary College 4.3km\* Tranby College 1.8km\* Mother Teresa Catholic College 3.6km\* 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.