

34 Baltimore Gardens, Port Kennedy, WA 6172

Harcourts

House For Sale

Monday, 29 January 2024

34 Baltimore Gardens, Port Kennedy, WA 6172

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 635 m2

Type: House



Peter Padovan

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From \$639,000

Baltimore Gardens is a lovely and ever popular little enclave – a circular street with all homes overlooking a picturesque garden park featuring lawned areas, shrubs, shade trees and a small ornamental lake. 34 Baltimore Gardens is a spacious open plan, beautifully presented and perfectly maintained home. With 236m² of living on a very manageable 632m² block, a sizable patio and outdoor entertainment area, easy care gardens and side access to a secure gated parking bay for a boat or van. With 4 bedrooms – all king or super king sized – all with walk in robes, 2 bathrooms, expansive living areas and a very well appointed kitchen. Natural light streams in from the many large windows creating a light, bright, and airy ambience. This very impressive property also features a list of NEW and sought after Bonus Features – listed below****

34 Baltimore Gardens is currently LEASED to A1 sitting tenants until 27/4/2024 returning \$600 per week. A current Rental Appraisal is available on request. ****34 Baltimore Gardens would make an ideal choice for the Empty Nester – looking to downsize but still have the room to comfortably host large family gatherings and sleep overs. It would also represent great Lock + Leave for FIFO workers and with no extra investment required, it is a very suitable First Home Buyers option. Alternatively, 34 Baltimore Gardens represents a prudent and profitable addition to an Investment Portfolio. Note: "For a video walk through text Peter Padovan on 'WhatsApp' 0414 985 256 and nominate the property address." Interesting + Important Facts About Baltimore Gardens:- 85% of homes in Baltimore Gardens are owner occupied. The average owner occupier has been living in this street for 14 years and 2 months and 70% of homeowners have chosen to reside in Baltimore Gardens for 10+ years. Bonus Features:- Ducted Air Conditioning To All Living Areas + Bedrooms- NEW Kitchen Cabinetry- NEW Porcelain Tiles To The Kitchen.- NEW Vinyl Plank Floors To Living Areas, Bedrooms And Hallways- NEW Downlights To Kitchen + Living Areas- NEW Stainless Dishwasher- Fresh Paint To Interior- Security Doors To All Exit Doors- Gas Hot Water- Bore + Auto Reticulation Features of the Home:- Enter from front veranda through double doors - Lounge - includes a TV point and is a spacious open room overlooking the front gardens and with direct access to the kitchen.- Family/Meals/Games - is open plan to the kitchen and overlooks the rear gardens and the patio and outdoor living and entertainment area enabling easy flowing indoor/outdoor access. This expansive area includes a TV point and gas bayonette- Kitchen - features an electric fan forced wall oven, 4 burner gas hob, NEW stainless dishwasher, extra wide double fridge recess, oversized walk in pantry, shoppers entrance from the garage including a very handy bench for the shopping, ample NEW cabinetry and breakfast bar- Master Bedroom - is super king size overlooking the front gardens and including a king size walk in robe- Ensuite - features an oversized shower, vanity with extra storage and WC- Bedrooms - 2, 3 + 4 are situated towards the rear of the home in the family wing of the home. They are all king sized and all include walk in robes- Bathroom - includes an oversized shower, separate bath and vanity with storage- Laundry - opens to the side of the home and features a folding bench and an oversized walk in linen and appliance cupboard. Separate WCO Outdoor Features:- Double Garage - with shoppers entrance to the home- Access - there is double gate side access to the rear- Parking - driveway parking for 3 vehicles and secure gated paved parking for van, boat or work vehicle- Patio - app 15m x 3m paved structure – able to cater for the largest family + friends gatherings with ease and adjoins the lawned area and garden- Gardens - Front and Rear feature lawned areas with small border gardens The rear garden provides plenty of covered space, paving for riding bikes etc and open lawned space which is ideal for children and pets to securely play- Garden Shed - app 3m x 3m storage shed

Locations: 34 Baltimore Gardens is centrally and very conveniently located within only minutes of the most frequented local services, amenities and attractions- Creative Learning + Play. - 2 minute drive- Kennedy Kids Childcare - 3 minute drive- Endeavour Primary School -K-6 - 2 minute drive- Port Kennedy Primary School -K-6 - 4 minute drive- St Bernadette's Primary School -K-6 - 5 minute drive- Rockingham Montessori School PK Campus - 4 minute drive- Warnbro Community High School -7-12 - 7 minute drive- Alta-1 College Stockton Rd Campus - 2 minute drive- Port Kennedy Shopping Centre - 2 minute drive- Port Kennedy Auto Barn - 3 minute drive- Port Kennedy Tavern - 2 minute drive- Port Kennedy Community Centre - 3 minute drive- Port Kennedy Skate Park - 2 minute drive- Veterans Memorial Park with covered sitting areas + play equipment - 2 minute drive- Kennedy Bay Golf Links - 4 minute drive- PK Boat Launch + North Facing Beach - 5 minute drive

It is clear that 34 Baltimore Gardens will create a lot of interest in the marketplace and is expected to sell quickly. To avoid disappointment, put 34 Baltimore Garden .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 would like further information regarding this very impressive property.