

**41 Chilvers Street, Baldivis, WA 6171**



**Sold House**

Friday, 27 October 2023

41 Chilvers Street, Baldivis, WA 6171

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 565 m2**

**Type: House**



Michael Coulson  
0894393832

**\$755,000**

UNDER OFFER - MULTIPLE OFFERS BEFORE CLOSING DATE Coulson&Co proudly present 41 Chilvers Street, Baldivis - Space to play, entertain and relax. Outdoor entertaining covered, below ground pool plus side access for the boat or caravan. The Perfect Summer Entertainer. Watch the video, check the floorplan, read the blurb - and do not miss the home open! CLOSING DATE SALE : All offers presented on or before 8th November. This property MAY BE SOLD PRIOR so do not miss the advertised home opens and register your interest via the Coulson&Co website for alerts on the property sale. <https://prop.ps/l/V3brdfciyRAO> VIEWINGS : Please note the next available viewing is at the advertised home open. Note : Condition of sale : This property will be sold subject to the Sellers securing a property to move into. PRICE GUIDE : Comparable 4x2 sales in Baldivis range from \$650,000 to \$740,000. Offers are expected in or above this range. ALL offers will be presented to the sellers for consideration. As we are experiencing an ultra competitive RISING market we recommend submitting your best and highest offer in or above the price guide for the Sellers consideration. Current Rental Market Value | \$680-\$700 per week. Build Year 2015 | Block Size 565 MORE REASONS YOU WILL BUY THIS HOME : Walking distance to schools and shops, plus easy freeway access Kitchen with stone tops and 900mm appliances Stone tops to bathrooms Generous secondary bedrooms High ceilings to main living Ducted evaporative air conditioning Solar power Extensive outdoor entertaining with super low maintenance gardens Gated side access with room for boat or caravan To avoid disappointment do not miss the home open and register your interest on the property via the Coulson&Co website for alerts on the sale. <https://prop.ps/l/V3brdfciyRAO> WHAT IS A CLOSING DATE SALE? : All Offers are presented to the Seller. A decision is made on or before the Closing Date. The property may sell at any time if the Seller is happy with the terms and conditions of an offer. So do not delay in submitting your best offer to avoid disappointment. Register your interest in this home via the Coulson&Co website [www.coulsonandco.com.au](http://www.coulsonandco.com.au) - Find the home in our 'BUY' section and click the 'Make an Offer' button under helpful links. From here you can register your interest in the property and receive updates on the sale. You can also make a non-binding offer / expression of interest. By submitting an EOI we are able to instantly inform the Seller where you see value - This will fast track you to buying the home! <https://prop.ps/l/V3brdfciyRAO>\* While all details listed are presumed to be correct at time of publishing buyers must perform their own due diligence.