

45 Balyarra Parkway, Baynton, WA 6714



House For Sale

Wednesday, 15 May 2024

45 Balyarra Parkway, Baynton, WA 6714

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 416 m2

Type: House



Jordan James

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On-site Auction on June 9th 2024 at 10.30am

ON-SITE AUCTION SUNDAY 9 JUNE at 10.30AM Deposit: \$25,000 payable at the fall of the hammer Settlement: 28 June, 2024 What to love? Nestled in the sought-after locale of Baynton, this charming 4-bedroom, 2-bathroom home at 45 Balyarra Parkway is a true gem awaiting its new owner. With an on-site auction set for June 9th at 10:30 am, mark your calendars and envision your new life in this serene neighbourhood. Situated directly opposite the picturesque Balyarra Park and just a stone's throw away from Tambrey shopping village, convenience meets tranquility in a prime location. The nearness to Baynton West Primary School adds to the appeal, making it an ideal spot for families. As you approach the home, be greeted by a bricked frontage with lush planting and room to park. To the rear, the sectional roller door conceals an impressive alfresco area, designed for both entertainment and vehicles. But the pièce de résistance? The inviting pool area complete with a soothing water feature promises endless hours of relaxation and enjoyment, and a bamboo screen cleverly conceals the pool equipment. The tropical planting continues here, and privacy is assured with full fencing which enhances the peaceful ambiance of your new Baynton community. Step inside to discover a thoughtfully designed interior, with a family room perfect for the kids (or for you to get away from them!) boasting its very own sink and cupboards. Ascend the steps to the stylish kitchen, equipped with stainless steel appliances, a gas cooktop and electric oven, stone-look benches, and a dedicated appliance station and concealed microwave niche designed to make any minimalist happy! The kitchen seamlessly flows into the second living/dining area, making for a harmonious atmosphere and inclusiveness for family gatherings and entertaining. Stylish fans and stacker doors blur the lines between indoor and outdoor living, showcasing the meticulous attention to detail throughout. Retreat to the master bedroom, a separate sanctuary complete with a walk-in robe and ensuite, offering the ultimate in comfort and privacy. Three additional bedrooms, each fitted with built-in robes, split system air conditioning, and fans, cater to the needs of the entire family. The main bathroom with vanity, bath, and shower, as well as a third shower in the well-fitted laundry, mean practicality and functionality for all seasons. Compact, immaculately presented, and designed for modern living, this home at 45 Balyarra Parkway is a rare find in the Baynton area. Don't miss your chance to make it yours at the upcoming auction. See you on June 9th at 10:30 am! What to know? Block size: 416m² House size: 152m² Built: 2012 Water Rates: \$1,369.81 Council Rates: \$3,800 approx AUCTION: on-site Sunday, 9 June at 10.30am (if not sold prior) Who to talk to? For more information about the property and the Auction process, contact Jordan James on 0458 193 869