

# 45 Pleasantview Parade, Baldivis, WA 6171



## Sold House

Wednesday, 6 September 2023

45 Pleasantview Parade, Baldivis, WA 6171

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 315 m<sup>2</sup>

Type: House

**\$432,000**

Welcome to your personal retreat! This stunning 3-bedroom, 2 bathroom home offers unexpected delights that are bound to impress with the perfect blend of style and functionality. This is a fantastic opportunity for home buyers and investors alike! Step into your oasis through the ornate, secure front gate, where a cozy deck awaits to be your serene spot for enjoying a delightful morning coffee, setting the perfect tone for your day. The stylish kitchen seamlessly connects to the living area and the open-plan design allows natural light to fill the space, whilst the wood look flooring is effortless to maintain. Experience the serenity of the master bedroom, complete with a spacious walk-in-robe, well-appointed ensuite, and the comfort of a reverse cycle air conditioning unit. As you explore, you'll find the secondary bedrooms, a beautifully designed main bathroom, and a separate WC, all situated to the front of the home. You'll also find a floor-level window in the hallway, strategically placed to provide cross ventilation and refreshing airflow in Summer. Enjoy your alfresco which features adjustable cafe blinds for year-round comfort and the thoughtfully designed low-maintenance garden and lawn area, plus there are two convenient garden sheds for your storage needs. Nestled within the charming Rivergums Estate, this property enjoys an ideal location, boasting proximity to primary and secondary schools which are just a stone's throw away. Additionally, residents can relish the convenience of various parklands, a nearby lake, and the Stocklands shopping centre, all within easy reach. With swift access to the freeway, this location is perfect for both families and professionals. For the savvy investor, the property is currently tenanted until 11/03/2024 at \$400 per week with an amazing tenant in place.

**HIGHLIGHTS:-** Open plan living- Immaculate kitchen with ample storage, 900mm stovetop and dishwasher- Large master bedroom with walk-in-robe and ensuite- Spacious minor bedrooms with double sliding wardrobes- Reverse cycle air-conditioning units to the living area and all bedrooms- Study nook to hallway- Floor level window in the hallway to allow cross ventilation in Summer- Good sized alfresco overlooking the spacious backyard- Low maintenance Astroturf- Covered double carport with remote door, accessed via a rear laneway

**PROPERTY INFORMATION:** Council rates: \$1,833 p/a approx. Water rates: \$916 p/a approx. Contact Anika Orr on 0417 949 747 and uncover the hidden treasures this home has to offer by scheduling a viewing today! **Disclaimer:** This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.