

6 Aldersyde Meander, Baldivis, WA 6171

House For Sale

Thursday, 1 February 2024

6 Aldersyde Meander, Baldivis, WA 6171

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 531 m2

Type: House



Peter Padovan

0895284244

From \$649,000

I am excited to introduce this most impressive property to the market. 6 Aldersyde Meander Baldvis will hit the market with a "BANG". Centrally and Conveniently located on a very manageable 531m2 block, the entire property is beautifully presented, perfectly maintained and designed with an easy going and low maintenance family lifestyle in mind. 6 Aldersyde Meander features 4 well proportioned bedrooms, all with ceiling fans and robes, 2 stunning bathrooms - 1 NEW the other updated, 2 separate living areas, fabulous re modelled kitchen with all the extras, resort style outdoor living areas including pool with poolside lounging area, extensive patio and safe spaces for young children to play securely. Extra storage options feature throughout, and the property also comes with an impressive list of Bonus Extras – listed below. With no extra investment required, 6 Aldersyde Meander is an ideal First Home Buyer option, or a perfect Lock & Leave for the Empty Nester or FIFO worker. Alternatively, 6 Aldersyde Meander would represent an affordable and profitable addition to any investment portfolio. A current rental appraisal is available on request. NOTE: the current owners would be very interested in looking at a 12 month Lease Back Option beginning at the settlement of the property." For a video walk through text Peter Padovan on 'WhatsApp' 0414 985 256 and nominate the property address.

Bonus Features:

- Ducted Air Conditioning To All Living Areas + Bedrooms
- Split RC Air Conditioning + Multiple Ceiling Fans
- New Family Bathroom
- In Ground Pool (3 years old)
- Attic Storage (garage)
- Durable Vinyl Plank Flooring (2 year old) To Hallways, Family, Meals, Games, Kitchen, Laundry + Bathroom
- Gas Hot Water

Features of the Home:

- Enter from front veranda to entrance foyer – with the theatre to the right, the master bedroom to the left and double glass doors leading through to the family, meals, games and kitchen
- Theatre - overlooks the front garden and features box display wall mounted units and TV point
- Master Bedroom - is king sized and also overlooks the front garden. This spacious room features a built in robe, ceiling fan and a make up unit with mirror
- Ensuite - has been updated and includes a shower, vanity with storage, heat lamps and WC
- Family/Meals/Games - overlooks and opens to the patio, pool and outdoor living and entertaining area, this expansive and defined area is open plan to the kitchen. The games room features a two station built in desk unit with overhead cupboards. A great study or office space. The family area has a TV point and built in storage features and the entire space is serviced by a split RC AC and a gas bayonet for heating during the winter months.
- Kitchen - with ample cabinetry storage and preparation surface, this spacious area features stainless appliances – electric fan forced wall oven, 4 burner gas hob, range hood + dishwasher. There is also a corner pantry with automatic light, fridge recess, a concealed microwave cupboard, breakfast bar and shoppers entrance from the garage.
- Family Wing - is separated from the living area by a glass door
- Family Bedrooms 2, 3 + 4 - are all queen sized with robes and ceiling fans – two overlook the pool and one overlooks the side
- Family Bathroom - is all NEW and beautiful. With a separate shower, bath, vanity with storage and heat lamps. Separate WC
- Laundry - includes a linen cupboard, overhead storage cabinetry and bench

Outdoor Features:

- Double Garage - with auto sectional door and drive through access secured by a roll a door. It includes attic storage, wall storage units, work bench and shoppers' entrance to the kitchen
- Parking - driveway parking for 2 extra vehicles
- Patio - a paved colour bond structure stretching the full width of the home and featuring festive lighting. It is partially secured by pool fencing allowing plenty of room for young children to ride trikes and play securely. The rest of the patio is open to the pool enclosure overlooking the pool.
- Pool - is only 3 years old and includes a blanket, concealed pool pump and chemical storage unit. There is also a lovely sail covered astro turf lounging area at the end of the pool. The perfect Pool Party venue
- Powered Shed - an app 3m x 3m colour bond shed with concrete floor
- Small colour bond garden shed
- Garden - the front garden includes a small lawned area and defined border pebble gardens with low maintenance and water wise small and medium shrubs
- Auto Reticulation

Locations: 6 Aldersyde Meander is centrally and very conveniently located within only minutes of the most frequented local services, amenities and attractions

- Goodstart Early Learning Baldvis - 3 minute drive
- Nido Early School Baldvis East - 2 minute drive
- Green Leaves Early Learning Baldvis - 3 minute drive
- Sheoak Grove Primary School – K-6 - 1 minute drive
- Rivergums Primary School – K-6 - 4 minute drive
- Baldvis Primary School – K-6 - 5 minute drive
- Baldvis Secondary School – 7-12 - 4 minute drive
- Trandby College – PP-12 - 5 minute drive
- Stocklands Shopping Centre - 3 minute drive
- BWS – McDonalds – 7-11 - 3 minute drive
- Bunnings - 3 minute drive
- Baldvis Recreation Centre - 4 minute drive
- Birdsville Reserve – large shade trees, open lawned spaces + play equipment - 1 minute drive – 3 minute WALK
- Baldvis Central Tennis Court - 1 minute drive – 5 minute WALK
- Timezone Baldvis - 3 minute drive
- Baldvis Family Medical Centre - 4 minute drive
- Baldvis Vet Hospital - 2 minute drive
- Freeway Ramps - 2 minute drive

Interesting and Important Facts About Aldersyde Meander:

- 80% of

Homes in Aldersyde Meander are owner occupied-?The average owner occupier has chosen to live in Aldersyde Meander for 8 years and 9 monthsConnectivity: Aldersyde Meander Offers Great Connectivity -?This property is connected to NBN Fibre to the Curb which can support download speeds up to 100Mbps and 40Mbps upload with a corresponding internet plan.-?This property has 5G coverage from some or all mobile providers. Under normal conditions users average around 250Mbps connection speeds. Clearly, this very impressive property will create a lot of interest in the marketplace and is expected to sell quickly. To avoid disappointment, put '6 Aldersyde Meander' 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.