

**6 Stickney Way, Baynton, WA 6714**



**House For Sale**

Tuesday, 21 May 2024

6 Stickney Way, Baynton, WA 6714

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 675 m2**

**Type: House**



Jordan James

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## Now Selling!

For Sale by Open Negotiation, flexible term online auction, the bidding has started and the property may sell at anytime. What to love? Fall in love with this well-maintained family home nestled in the highly sought-after Baynton neighbourhood. Set on a generous 675m<sup>2</sup> block, this delightful property offers a perfect blend of comfort and functionality, ideal for family living and entertaining. While charmingly compact, this residence features three generous bedrooms and a well-appointed bathroom. As you approach the home, you'll be greeted by mature landscaping and an expansive parking area, perfect for the family car, guest vehicles, and even your boat or caravan. The convenience continues with a carport and drive-through side access leading to a fully powered shed at the rear. The exterior service area is also beautifully planted and remains private with cleverly placed bamboo fencing. Outdoor enthusiasts will love the covered patio, complete with a built-in bar, making it an excellent space for entertaining friends and family. The raised plunge pool is a wonderful bonus, providing a refreshing escape on hot days. There's also space for kids to play or for you to cultivate a vegetable garden if you have that green thumb and a passion for home-grown produce. Inside, the home features practical tiled flooring in the day-to-day living areas. The kitchen is well-equipped with a wall oven, gas cooktop, dishwasher, dedicated fridge space, and plenty of storage. It seamlessly integrates with the dining area, which flows into a comfortable, carpeted family room. Large windows complemented by softly draping sun filters fill the space with natural light, creating a warm and inviting atmosphere. The family bathroom is thoughtfully designed with a corner vanity unit, shower, and bath, maximizing the available space. The practical laundry offers enough room for a side-by-side washing machine, dryer, and tub, ensuring household chores are a breeze. Each of the three bedrooms is generously sized and carpeted, featuring calm neutral tones and built-in robes to meet your storage needs. Split system air conditioning throughout the home ensures year-round comfort for the whole family. Start envisioning your future in this wonderful Baynton community, close to the Good Grocer and not too far from schools, TAFE and the Leisureplex. What to know? Block size: 675m<sup>2</sup> House size: 102m<sup>2</sup> Built: 1987 Council rates: \$2,965.00 approx Water rates: \$1123.65 Who to talk to? For more information about the property and the Open Negotiation process, contact Jordan James on 0458 193 869.