

7 Kagu Way, Baldivis, WA 6171

House For Sale

Friday, 3 May 2024

Harcourts

7 Kagu Way, Baldivis, WA 6171

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 447 m2

Type: House



Peter Padovan

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Offers From \$639,000

Set on a very manageable 447m² block in the leafy green Evermore Heights Estate and overlooking the beautiful Willow Reserve - featuring vast lawned areas, multiple shaded groves, children's play equipment and sitting areas - 7 Kagu Way is an impressive property and is well worth a look - But Be Quick! Offering 4 bedrooms - a luxurious and expansive master suite plus 3 queen sized family bedrooms - all with robes, a kids retreat and family bathroom, a sizable theatre, family and dining area and a stunning very well-appointed kitchen. Outside there is an expansive decked alfresco with tropical foliage as a backdrop, oversized double garage with shoppers' entrance and access to the rear and extra off street parking options. Natural light streams through the property, especially the family, dining and kitchen area, and with contemporary décor and quality fixtures and fittings throughout, 7 Kagu Way exudes a very appealing light, bright, airy ambience. The home is beautifully presented and well maintained throughout and with no extra investment required, it represents a great opportunity for First Home Buyers to enter the market. Or the property would be very easy lock and leave for FIFO Workers or Empty Nesters who still want a sizable home but without the time-consuming gardens and yard work. Somewhere they can relax and enjoy life and perhaps take off on the odd holiday or two or three.... Alternatively, 7 Kagu Way would represent a prudent and profitable addition to any investment portfolio. Note: "For a video walk through text Peter Padovan on 'WhatsApp' 0414 985 256 and nominate the property address." Bonus Features: -☑ Solar Passive Ventura Built Home -☑ Solar Panels for electricity -☑ Solar Gas Hot Water - Recently Replaced -☑ Marri Floorboards To Living Areas, 2 Hallways, Kitchen and Master Suite. -☑ Tiled Floors To The Family Wing - Three Bedrooms, Kids Retreat Hallway, Bathrooms And Laundry -☑ Fresh Paint To The Interior Of The Home, Alfresco Ceiling And Freshly Treated Decking -☑ Stunning, Fully Flued Built In Gas Heater, RC Split Air Conditioners + Multiple Ceiling Fan Lights -☑ White Wooden Venetian Blinds In The Living Areas & Bedrooms -☑ External Awning Blinds -☑ All Exit Doors Are Fitted With Mesh Security Screens Features of the Home: -☑ Enter from front veranda via security door to the entrance hall featuring a bulkhead ceiling and modern chandelier. -☑ Theatre - a sizable room with double door entry, TV point and external shade blind -☑ Family/Dining - is open plan to the kitchen. This expansive space overlooks the side gardens and opens to the alfresco area. It includes a fully flued built in gas heater, a RC Split AC, ceiling fan, and low hanging pendant lighting over the dining area -☑ Kitchen - also overlooks the alfresco. Very well appointed, the kitchen features stainless appliances - Blanco under bench 900mm electric fan forced oven, 5 burner gas hob and range hood. There is also a Beko dishwasher, oversized pantry, Westinghouse double door fridge-freezer to the extra wide fridge recess, microwave recess, 5-seater breakfast bar and ample under bench and overhead cabinetry with stone benchtops -☑ Bar - a defined area situated next to the kitchen and open to the living areas. It features under bench cabinetry and timber bench tops. -☑ Master Suite - is super king sized and overlooks the alfresco with breeze windows above the bed. This luxurious room is semi open to the ensuite and features an RC split AC, ceiling fan and a generous walk in robe -☑ Ensuite - continues the luxurious feel and includes a bath, shower, double vanity and a separate WC Family Wing: -☑ Kids Retreat - a generous sized, centrally located room - the perfect playroom for younger children, a study, or second TV/gaming room for older children -☑ Bedroom 2 - is queen sized and features a ceiling fan with light, bedside low hanging pendant light and robe -☑ Bedroom 3 - is queen sized with a ceiling fan with light, a robe and room for a desk -☑ Bedroom 4 - is queen sized and includes a ceiling fan with light and a robe -☑ Family Bathroom - features a double sized shower, double vanity with extra storage space and separate WC -☑ Laundry - includes both overhead and under sink cupboards, folding bench and plumbing for front loading washing machine & heat pump dryer Outdoor Features: Front -☑ Garage - Downlighting, wheelbarrow access to the rear via a roll a door and a shoppers entrance to the hall -☑ Veranda - a paved veranda runs across the front of the home overlooking Willow Reserve -☑ Gardens - are very low maintenance with small tiered lawned areas and garden beds -☑ Parking - there is driveway parking for up to 4 vehicles and verge parking for 2 vehicles Rear -☑ Alfresco - a spacious decked area with room for a dining setting and a lounging area all lined with and mature tropical plants creating a lush green backdrop. The perfect relaxation zone & entertainment area -☑ Side Yard - both sides are paved with low maintenance liquid limestone with room for pots and small border gardens Locations: 7 Kagu Turn is centrally and very conveniently located within only minutes of the most frequented local services, amenities and attractions: -☑ Mother Teresa Catholic College PP-10 - 3 minute drive -☑ Tranby College PP-12 - 4 minute drive -☑ YMCA Baldivis Early Learning Centre - 2 minute drive -☑ Busy Bees At Baldivis South - 5 minute drive -☑ Settlers Primary School K-6 - 3 minute drive -☑ Pine View Primary School K-6 - 3 minute drive -☑ Tuart Rise Primary School K-6 - 4 minute drive -☑ Ridge View Secondary College 7-10 - 6 minute drive -☑ Baldivis IGA - 5 minute drive -☑ Settlers Hills Village Centre - 4 minutes drive -☑ Stocklands Shopping Centre - 5

minute drive - ?Baldivis Sports Complex - 2 minute drive- ?Baldivis Sports Pavilion - 2 minute drive- ?Steele Tree Restaurant - 4 minute drive- ?Settlers Village Centre + Post Office - 4 minute drive- ?Ridge Blvd Park - 1 minute drive- ?Baldivis Vet Hospital - 7 minute drive- ?Freeway Ramps - 7 minute drive This Ventura built home will create a lot of interest in the marketplace and is expected to sell very quickly. To avoid disappointment, put 7 Kagu Way at the top of your 'Must See List' and be the first to visit the Home Open... Don't miss your opportunity to 'Make It Your Home'! You are always welcome to contact 'Peter Padovan 0414 985 256' if you would like further information regarding this very impressive property or would like to organise a private inspection outside of the Home Open time.