

**8 Nyilla Approach, Baldivis, WA 6171**



**House For Sale**

Thursday, 11 April 2024

8 Nyilla Approach, Baldivis, WA 6171

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Tony Ansara  
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## Starting From Higher \$500's

You are sure to be impressed when you come to view this beautifully presented and well-maintained property that offers a quality, low maintenance lifestyle, perfect for first home buyers, investors or those looking to downsize. Generously sized throughout, this immaculately presented home features 3 good sized bedrooms, 2 bathrooms, stylish kitchen with 900mm stainless-steel appliances plus ample storage space, and an open plan living design. Outside features a front access gate, low to no maintenance gardens, rear side access, large alfresco dining area and a double car enclosed garage with a shopper's entry and roller door access to the side yard. Additional features include ducted reverse cycle air-conditioning for temperature control, roller shutters on most of the windows and 15 solar panels for energy savings. This property is definitely one to put on your shortlist! This is the perfect location for the growing family and is within walking distance to beautiful parklands, quality schooling, transport routes and only a short distance to shopping facilities and local amenities. Call Tony Ansara any time for further details or to organise a private viewing on 0410 107 787. Facetime for video viewings is also available.

**Property Features**  
Year built 2021  
Lot size 307m<sup>2</sup>  
Front access gate  
3 Spacious bedrooms (Master bedroom with double sliding his & her robes, hotel ensuite and separate water closet, Minor bedrooms with double mirrored robes)  
2 Bathrooms  
Stylish kitchen with stone benchtops, 900mm stainless-steel appliances and heap of storage space  
Open plan living/dining area  
Ample storage  
Ducted reverse cycle air-conditioning  
Roller shutters on most windows  
15 Solar panels  
Instant gas hot water system  
Large alfresco dining  
Rear side access  
Double car enclosed garage with a shopper's entry and roller door access to the side yard

**Location Features**  
Stockland Baldivis Shopping Centre 1.4km\*  
Baldivis Medical Centre 1.9km\*  
Restaurants/Dining options 2km\*  
Kwinana Freeway 1.6km\*  
Baldivis Square 2.8km\*  
Warnbro Train Station 6.6km\*  
Perth 46.5km\*  
Schools  
Sheoak Grove Primary School 36m\*  
Rivergums Primary School 2.3km\*  
Baldivis Primary School 2.8km\*  
Makybe Rise Primary School 3.5km\*  
Baldivis Secondary College 1.9km\*  
Ridge View Secondary College 6.3km\*  
Mother Teresa Catholic College 6.3km\*  
Tranby College 3.6km\*

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