

**80 Bristlebird Approach, Baldivis, WA 6171**



**Sold House**

Sunday, 13 August 2023

80 Bristlebird Approach, Baldivis, WA 6171

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 302 m<sup>2</sup>

Type: House

**\$441,500**

Ray White Rockingham Baldivis are proud to present this fantastic 3 bedroom, 2 bathroom home. Located in the sought-after suburb of Baldivis (Evermore Heights Estate), this property is conveniently situated near schools, shops, and public transport. The Ridge Medical Centre & Baldivis Pharmacy are within 500m (approx), along with your choice of parks & reserves! The property offers a secure gated front yard, roller shutters to all bedrooms and a security screen at the front door. The master suite benefits from dual walk in robes and an ensuite with separate WC. The minor bedrooms are both fitted with built in robes. The open plan living & dining area will be the heart of your home, flowing out to the protected outdoor entertainment area with liquid limestone paving and a patio. Artificial turf is installed front and back for a low maintenance lifestyle. Built in 2014, this property has been meticulously maintained and is ready for its new owners to move in and make it their own. The kitchen benefits from a breakfast bar, double drawer dishwasher, wide fridge recess, oven, rangehood and pantry. The bathroom and laundry are both suitable for growing families. 80 Bristlebird Approach Offers: • Reverse cycle AC throughout • Roller shutters to all bedrooms • Low maintenance front and back • Solar system • Gas HWS • Outdoor entertainment area with liquid limestone paving and a patio • Double garage at the rear with an adjacent secure storage area • Close to all amenities Please call Eli Sheridan on 0424 966 029 with all enquiries.