

**37/41 Amazon Drive, Baldivis, WA 6171**

**Apartment For Sale**

Wednesday, 26 June 2024



37/41 Amazon Drive, Baldivis, WA 6171

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Gavin Pereira  
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## Offers Over \$445,000

Gavin Pereira of Semple Property Group is delighted to present to market 37/41 Amazon Drive, Baldivis. Located in the heart of Spires Private Estate overlooking the immaculate rear parklands you'll absolutely fall in love with this beautifully presented, top floor, two-bedroom, spacious apartment! Only a short, picturesque stroll to the upcoming Stargate Baldivis Shopping Centre you'll also appreciate waking up to birds singing and enjoy your morning coffee or tea watching the kangaroos playing in the park. Perched perfectly in the upper corner of the building, it boasts a stack of windows and a light and bright feel. It comes equipped with high end finishes such as pristine stone benchtops throughout, plush carpets, soaring high ceilings and reverse cycle ducted air conditioning. The kitchen here is thoughtfully designed and features stylish stone benchtops with breakfast bar, a great sized fridge recess, modern stainless-steel appliances including gas cooktop, rangehood as well as a dishwasher, water filter and ample storage options, including overhead cupboards. It overlooks the open plan living/dining area that features a bespoke timber ceiling fan and tinted windows. The two bedrooms are huge in size and feature ceiling fans, carpets and full length, triple sized built-in wardrobes providing an abundance of storage. The main bedroom also has direct access to the balcony where you can enjoy a morning cuppa or an evening wine, and while overlooking the stunning Rushmore Loop Reserve, all your worries instantly float away like the breeze. Features: - Master bedroom with triple built-in wardrobe and access to balcony - Additional second bedroom with full-height triple built-in wardrobe - Open plan living zone with bespoke ceiling fan - Ducted reverse cycle air-conditioning - Stunning modern kitchen with 40mm stone benchtops and overhead cupboards - Stainless steel appliances including gas stovetop, electric oven, rangehood and dishwasher - Main bathroom with vanity, toilet and double sized shower - Separate spacious laundry room - Huge balcony overlooking parklands with clothesline, Catio and cat door - Crim safe security screen and tinted windows - Single allocated car bay and plenty of visitor bays and street parking - Separate lock up storage room (approx. 5sqm) Other info: - Built in 2016 - Council Rates (Approx.): \$1880 - Water Rates (Approx.): \$550 - Strata levies are approx. \$282 per quarter - Rental Appraisal (Approx.): \$550 per week Location: - Next door to Rushmore Loop Reserve - Niagra Basketball Court and Playground (Approx.): 100 metre walk - Closest Bus Stop (Approx.): 180 metre walk - Stockland Baldivis Shopping Centre (Approx.): 4-minute drive - Warnbro Train Station (Approx.): 7-minute drive - Freeway access (Approx.): 4-minute drive For more information or to arrange your private inspection please contact Gavin Pereira on 0423 092 441 or email [gavin@semplepg.com.au](mailto:gavin@semplepg.com.au) and don't miss this fantastic opportunity. Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.