

# 13 Clarendon Approach, Baldivis, WA 6171



## House For Sale

Tuesday, 25 June 2024

13 Clarendon Approach, Baldivis, WA 6171

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m<sup>2</sup>

Type: House



Lauren Wiegele  
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## Low to Mid \$700,000's

Lauren Wiegele is proud to present this outstanding home to the BALDIVIS Market Place! Welcome to 13 Clarendon App. Price Guide : Comparable 4x2 homes in Baldivis are selling in the Low to Mid \$700,000s. Property values in the area are moving UP and offers are expected in or above this range. HOW TO OFFER - see bottom of advert. Welcome to your new home! This well presented 4-bedroom, 2-bathroom residence has so much to offer the new family or the astute investor! PROPERTY DETAILS ? BUILT: 2018? LAND SIZE: 450m<sup>2</sup> BUILD AREA: 225m<sup>2</sup>? RENTAL APPRAISAL: \$670 per week? TENANCY DETAILS: Current tenant on periodic tenancy but keen to stay on. WHY YOU'LL LOVE BALDIVIS? Thriving community? Close to the Kwinana Fwy? Stockland Shopping Centre ? Great Pubs, Restaurants and Cafe's? Endless Parks WHY YOU'LL LOVE THE PROPERTY? Spacious Bedrooms with great natural light ? Large Ensuite to Master Bedroom? Seperate Theatre Room? Open Plan living - Kitchen/Family/Meals? Scullery? Walk-in Pantry? Fantastic Kitchen? Ducted air conditioning ? Fresh, light and bright modern spaces? Double garage? Great outdoor area for all year round entertaining Located in a vibrant community, close to numerous shops, schools, transport links and the Kwinana Fwy. This fabulous home is ready for you to move in and start living your best life. Don't miss the chance to experience the charm of this property! To avoid disappointment do not miss the home open! Call Loz today - 0497 077 840 \* While all details listed are presumed to be correct at time of publishing buyers must perform their own due diligence. HOW TO OFFER : Head to our Offer portal - <https://propops.me/laurenwiegele> Scroll down and find this listing. Register in 30 seconds and submit your Offer. Offers are non binding until the Seller accepts your Offer and a Contract is drawn up and accepted by you and the Seller. A draft contract of sale with Sellers disclosure statement and certificate of title is available to view via the portal. Include your terms - Deposit payable if Offer is accepted - normally \$10,000 to \$20,000 (no minimum) Subject to Finance (if applicable) Please state loan amount. e.g. 80% and include your brokers contact details, if you are happy for us to contact them Please include in notes if you have a pre approval in place Select if you would like pest and building inspections Coulson & Co homes are sold subject to electrical, plumbing and gas being in fair working order, unless otherwise stated in the Sellers Disclosure Statement Prior to presenting your Offer - Our Sellers request that we (with your permission) contact your broker and have our broker contact you to qualify your finance position. We double qualify finance on our Offers to give the Sellers as much confidence in accepting your Offer as possible. If a Seller is confident your finance will be approved they are more likely to accept your offer.