

Sold



13 Chilvers Street, Balddivis



## Modern Convenience in Tranquil Balddivis

Whitewashed walls, fresh, light and bright - welcome to 13 Chilvers Street, a lovely, contemporary three-bedroom, two-bathroom home in the heart of peaceful Balddivis. A functional free-flowing floor plan with an emphasis on comfortable family living, this home is perfect for first-home buyers, young families or savvy investors seeking an opportunity in a fabulous area. Walk to your local primary schools, shopping, parks, and Recreation Centre and enjoy the spoils of a modern, convenient lifestyle.

The heart of the home is the spacious open plan living/kitchen/dining area, a welcoming space for the whole family to enjoy. Featuring tiled flooring, plenty of windows and sliding doors flowing to the outdoor area, this living zone is awash with light creating a laid-back and informal, open-air ambience. A modern kitchen overseeing the living and casual dining areas boasts plenty of quality features including stone benchtops, double sink, quality appliances and pantry, providing everything the modern family requires.

Down the hall are the comfortable bedrooms, all featuring carpet with the main bedroom enjoying walk in robes and ensuite while two other bedrooms share a sleek bathroom with the second bedroom featuring built-in robes. From the centre of the home, open up your sliding doors and bask in your expansive, paved alfresco area. A wonderful space to entertain, BBQ with friends or for the family to relax in, this is the ideal spot for outdoor dining furniture with plenty of room for the kids and family pets to play.

3 2 1 279 m2

<b>Price</b>	SOLD for \$585,000
<b>Property Type</b>	Residential
<b>Property ID</b>	30182
<b>Land Area</b>	279 m2

### Agent Details

Ahsan Mustafa - 0420 270 173  
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### Office Details

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Extra parking is accommodated with a long driveway and while the front of the home enjoys some foliage, any green thumb will thrive here with a blank canvas, ready for you to add your own special touches and create a garden that is right for you, or to keep things simple and cover with lawn.

Walk to your local shopping village, stroll to nearby Lake Cooloongup and Baldivis Nature Reserve to get away from the hustle and bustle, and with Warnbro Train Station less than a 10-minute drive away and easy freeway access, travelling to and from home is easy. A modern, family home in a leafy, peaceful area close to all amenities, this home ticks all the boxes for a comfortable and convenient living experience.

For expressions of interest, please contact Ahsan Mustafa at [ahsan@xceedre.com.au](mailto:ahsan@xceedre.com.au) or phone 0420 270 173 for additional details.

#### Features

- Three carpeted beds, main with ensuite and walk-in robes
- Two other bedrooms, second with built-in robes
- Separate modern bathroom
- Open-plan living/kitchen/dining areas opening to outdoor area
- Contemporary kitchen with double sink, 5 burner gas stove top, rangehood, stone benchtops, pantry
- Large outdoor paved patio
- Laundry with exterior access
- Single garage with exterior access
- Paved driveway for extra parking
- Secure, colour bond fencing
- Split-system air conditioning in living areas
- Downlights
- Clean and fresh, abundance of light
- Colourbond fencing
- Solar Power to property

#### Location (approx. distances)

- Baldivis Gardens Primary School 650m
- Spudshed Baldivis 800m
- Lake Cooloongup 1.8km
- Baldivis Nature Reserve 1.9km
- Baldivis Primary School 1.8km
- Baldivis Recreation Centre 2.9km
- Rockingham John Calvin School 3.1km
- Baldivis Village 5.5km
- Baldivis Secondary College 6.4km
- Baldivis Square 7.3km
- Warnbro Train Station 7.4km

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*