



## 4/33 Kootingal Bend, BALDIVIS, WA 6171

### INVEST THEN NEST!

This excellent villa unit is perfect if you are looking for good solid tenants who have a lease until 12th February 2023. Currently paying \$380 per week and looking after the property beautifully.

The home has three generous bedrooms, two bathrooms and features high ceilings so you feel room to move. Decorated in light colors the modern kitchen has all the mod cons and also stone benchtops. The kitchen overlooks the spacious dining and family room. The bedrooms are sizable and all have double built in or walk in robes.

Outside we have a really surprising back yard with lots of room for kids and pets as well. There is a space for entertaining under cover. At the front we have a double lock up garage with a shopping area.

This property sits in a cul de sac and is surrounded by beautiful homes. You are close to all facilities in beautiful Baldivis so call Ian Payne on 0417 090 069 at Elders to discuss and meet me at the Sunday Home Opens.

#### Location Features:

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Sold

**INTERNET ID:** 300P45140

#### SALE DETAILS

**\$397,500**

#### CONTACT DETAILS

**Rockingham Baldivis**

14/10 Livingstone Tce

Rockingham, WA

08 9599 6600

**Ian Payne**

0417 090 069

Stockland Baldivis Shopping Centre 490m approx.

Kwinana Freeway On-ramp 900m approx.

Perth Aqua Park 4.6km approx.

Warnbro Train Station 5.2km approx.

Baldivis IGA Shopping Centre 1.9km approx.

Perth City 49km approx.

#### School Catchments:

##### Primary

Sheoak Grove Primary School (0.6 km)

Rivergums Primary School (1.2 km)

Makybe Rise Primary School (1.8 km)

Baldivis Primary School (2.4 km)

##### Secondary

Baldivis Secondary College (1.0 km)

Ridge View Secondary College (3.6 km)

Warnbro Community High School (6.0 km)

The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

- Land Area 377.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage





