

# 20 Nyilla Appr, Baldivis, WA, 6171

## House For Sale

Sunday, 3 November 2024



20 Nyilla Appr, Baldivis, WA, 6171

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Samuel Cortes

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## Welcome to Suburb Living at its Finest.

Step into luxury with Cortes Management Group's stunning 3x2 home, designed for families and first-time home buyers looking to enter the market. Located just across the street from Sheoak Grove Primary School and a quick 5-minute drive from local restaurants and shopping centers, this property is perfectly positioned to cater to all your needs.

### Property Features:

Spacious theatre room for entertainment  
600mm porcelain Tiles floor tiles in all living areas  
Built-in robes in all bedrooms for ample storage  
Plush carpets in every bedroom for comfort  
Contemporary downlights throughout the property  
Modern bathrooms with sleek finishes  
Well-equipped kitchen with dishwasher  
Reverse cycle air conditioning for year-round comfort  
Luxurious heated towel rail in the ensuite bathroom  
His and her wardrobes in the master ensuite for added convenience  
Double Garage.  
Built in 2021.

### Location Highlights:

Stockland Baldivis Shopping Centre just 1.4km away  
Baldivis Medical Centre within 1.9km  
Dining options and restaurants within 2km  
Easy access to Kwinana Freeway (1.6km)  
Baldivis Square shopping precinct only 2.8km away  
Quick commute to Warnbro Train Station (6.6km)  
Just 46.5km from Perth CBD

### Nearby Schools:

Sheoak Grove Primary School at your doorstep (36m)  
Rivergums Primary School (2.3km)  
Baldivis Primary School (2.8km)  
Makybe Rise Primary School (3.5km)  
Baldivis Secondary College (1.9km)  
Ridge View Secondary College (6.3km)  
Mother Teresa Catholic College (6.3km)  
Tranby College (3.6km)

### Estimated Outgoings:

Council Rates: \$1,700 - \$2,500 pa\*  
Water Rates: \$900 - \$1,500 pa\*

Don't miss out on this investment opportunity! Contact our agent today to explore offers starting from \$649,000.

Contact Samuel to schedule a viewing and secure your piece of suburban paradise