

37 Burlington Dr, Baldivis, WA, 6171



House For Sale

Tuesday, 26 November 2024

37 Burlington Dr, Baldivis, WA, 6171

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Lauren Wiegele
0894393832

Park Living Awaits!

Lauren Wiegele is proud to present this gorgeous home to the BALDIVIS Market Place! Welcome to 37 Burlington Drive!

CLOSING DATE SALE :

All offers presented on or before 12th December 2024. This property MAY BE SOLD PRIOR so do not delay in registering your interest on this property to ensure you receive alerts on the Sale

OFFERS WELCOME HERE - <https://prop.ps/l/NmaB5tGbnp6t>

Viewings :

Please note the only available viewings are at the advertised home opens.

Price Guide :

Comparable 4x2 homes in Baldivis are selling in the High \$600,000s to Low \$700,000s. Property values in the area are moving UP and offers are expected in this range

HOW TO OFFER - <https://prop.ps/l/NmaB5tGbnp6t>

PROPERTY DETAILS

- 🔍 BUILT: 2014
- 🔍 LAND SIZE: 360m2 BUILD AREA: 158m2
- 🔍 RENTAL APPRAISAL: \$ per week:

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

- 🔍 4 Bedrooms
- 🔍 2 Bathrooms
- 🔍 Spacious master suite with Dual walk-in robes
- 🔍 Ensuite featuring a double shower
- 🔍 Home theatre room
- 🔍 Open-plan casual living and dining zone
- 🔍 Modern Kitchen
- 🔍 Stone bench-tops
- 🔍 900mm appliances
- 🔍 Electric roller shutters to all windows
- 🔍 Ducted reverse-cycle air conditioning
- 🔍 22 solar panels with a 5kW system Protected alfresco area
- 🔍 Artificial turf and extensive paving for easy care
- 🔍 Thatched gazebo for relaxing (spa negotiable)
- 🔍 Opposite a park with a playground
- 🔍 Less than 500m to Stockland shopping, retail, and dining precinct
- 🔍 Close to schools and lifestyle amenities
- 🔍 Easy access to the freeway and public transport

This beautifully presented, low-maintenance home will appeal to a wide range of buyers. 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://propps.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.