

**6 Cappuccino Drive, Baldivis, WA, 6171**

**House For Sale**

Tuesday, 26 November 2024

**RayWhite.**

6 Cappuccino Drive, Baldivis, WA, 6171

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **Charming Modern Home ideal for first home buyer, downsizer or investors alike.**

Ray White Rockingham Baldivis is proud to present this beautifully designed 3 bedroom, 2 bathroom home nestled in the 'The Chimes' estate. Constructed in 2015, this contemporary residence combines stylish architecture with functional living, making it the perfect choice for a first-time buyer, downsizer or investor.

Two separate living areas include an enclosed theatre/media room along with the open plan casual living space. The family and meals area is overlooked by a capable kitchen with a breakfast bar. The meals area opens onto the protected alfresco creating great indoor/outdoor flow. Artificial turf and easy care gardens add to the appeal.

Back inside, the primary suite has sliding doors to the built in robes and an ensuite with shower, vanity and WC. The secondary bedrooms are also generously sized with built in robes. A split system air conditioner and ceiling fans throughout the home will keep you comfortable all year around. A 5KW solar panel system with 16 panels will help keep the power bills down. Presented in soft neutral tones throughout.

The property includes a spacious double garage with extra high ceilings, providing secure parking and additional storage options as well as personal access to the rear.

Council Rates Approx: \$2059pa

Water Rates Approx: \$995pa

Situated on a 305 sqm block and located close to a choice of parks, schools and lifestyle amenities. You are only a short 1km walk to Baldivis Gardens Primary School. A few minutes in the car will have you at the bustling heart of Baldivis with the Stockland shopping, retail and dining precinct. Public transport runs along an adjacent street and will take you to the Warnbro Train Station where it's a short 35 minute journey to the CBD. Easy access to the freeway also makes getting around simple.

This lovely home is deserving of your attention, so call now to find out more. Why wait ?

House plan available on request.