

**62 Mennock Appr, Baldivis, WA, 6171**

**JW**

**House For Sale**

Monday, 18 November 2024

62 Mennock Appr, Baldivis, WA, 6171

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

**Why: Whether buying to nest or invest, its prime location and easy care living offer an opportunity that's not to be missed**

**What:** A 2 bedroom, 1 bathroom home with open plan living, easy care gardens and carport parking to the rear

**Who:** Professionals, first time buyers or investors in search of a convenient and care-free residence

**Where:** In a premium position moments just from recreation, retail and travel links

Located for convenience and designed for low maintenance living, this contemporary home sits on a cottage style 153sqm block just seconds from Stockland shopping centre, offering an endless range of retail, dining and entertaining options on the doorstep. The two bedrooms are both well-spaced and placed to the front of the home, with a fully equipped bathroom at the mid-way point between and providing semi-ensuite access from the master, while the rear of the property is open to entertainment and relaxation with a spacious living and dining area overlooked by the modern kitchen. Secure parking is found via a laneway behind the home, with a roller door to your covered carport and courtyard garden, with parking bays to the front of the property that are perfect for visiting guests. The Kwinana freeway is a few minutes away, with Warnbro train station and bus routes all offering seamless access to the surrounding area or CBD, while you have a choice of parkland, including the Tamworth Wetlands a short walk away, and plenty of opportunity for recreation.

The gated and fully fenced front yard offers a minimal maintenance effect, with a paved walkway to the sheltered portico entry, with security screening to the front door and timber effect flooring to the extended central hallway. The master bedroom is placed to the immediate left, with plantation shutters to the windows, soft carpet to the floor and an entire wall of full height sliding door robes, with the main bathroom situated next door to offer semi-ensuite access. Bedroom two follows on, again carpeted with a skylight for natural lighting and a robe for storage, with the bathroom equipped with a shower, vanity and WC and a laundry nestled away off the hallway behind double doors.

Ducted evaporative air conditioning sweeps through the entire property ensuring year round wellbeing, with the hallway opening out to your generously sized open plan living, dining and kitchen. The kitchen presents first, with a galley style design incorporating in-built stainless-steel appliances, a full height pantry, fridge recess and freestanding island bench for casual dining, while the lounge and meals area is substantial in size, with timber effect flooring and a neutral colour scheme. Sliding doors lead to the courtyard garden to the rear, with a large, paved area with shade and plenty of space to entertain, with your carport ensuring secure parking for the vehicle beyond its roller door.

And the reason why this property is your perfect fit? Because this is a fantastic example of modern and maintenance free living, in a popular and central location.

**Disclaimer:**

This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.