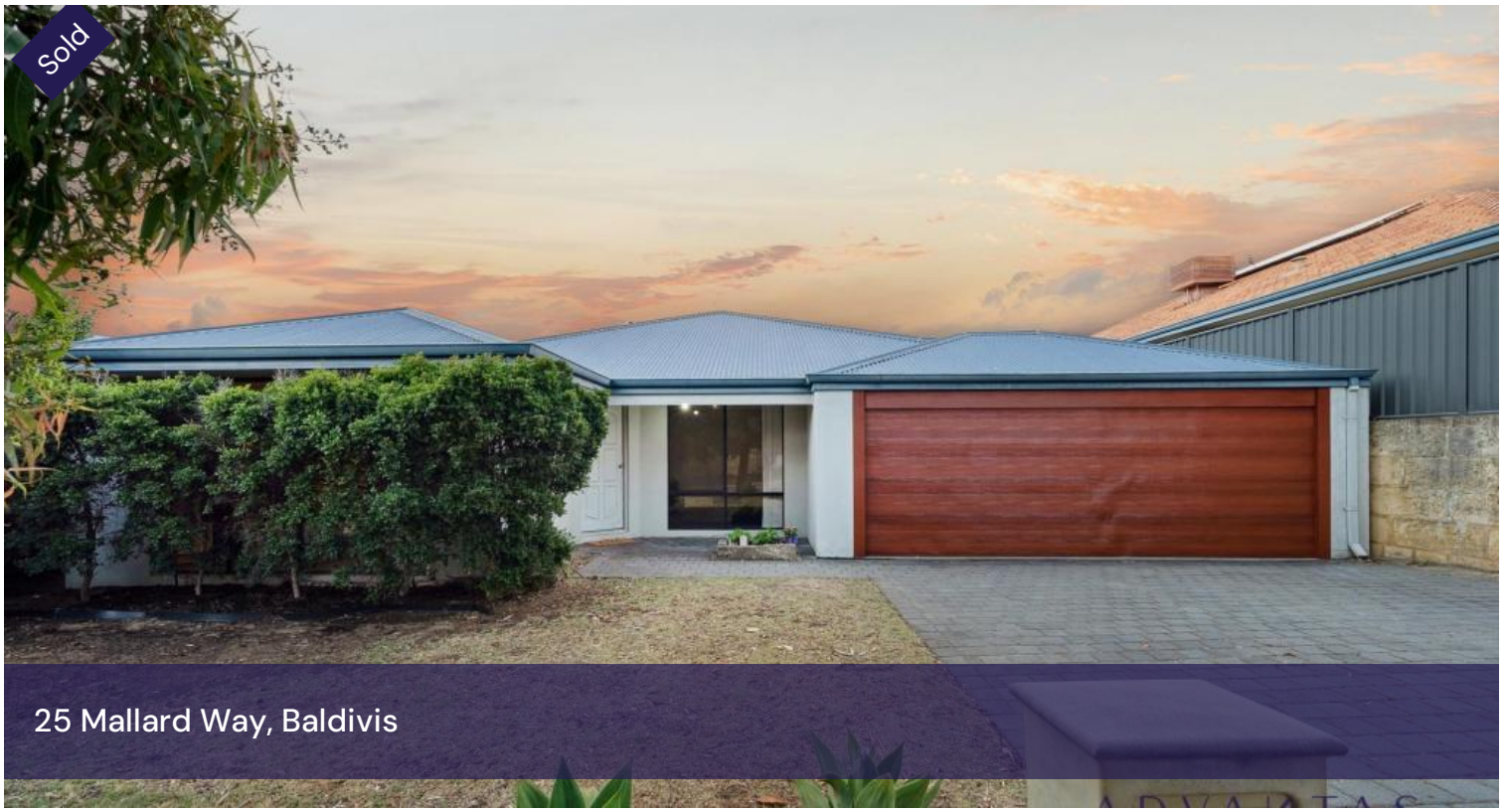







Family Home Renovation ready at Settlement!

4 2 2 502m2

Nestled in the heart of Baldivis, 25 Mallard Way offers an exceptional opportunity for families seeking room to grow or investors aiming for a valuable addition to their portfolio. This expansive residence boasts generous living spaces, well-appointed bedrooms, and a large outdoor area ideal for entertaining.

Key Features:

- **Expansive Living Areas:** The home features open-plan family and dining areas, providing ample space for relaxation and gatherings.
- **Generous Bedrooms:** Each bedroom is designed with comfort in mind, offering plenty of space for rest and personalization.

Price	SOLD
Property Type	Residential
Property ID	293
Land Area	502 m2

Agent Details

Tony Wrobluskie - 0407 655 429

Office Details

Advantas Property Group
Suite 13/3 Statesman Parade Baldivis, WA, 6171 Australia
0895 680 960

ADVANTAS
PROPERTY GROUP

- **Outdoor Entertaining:** The sizable backyard is perfect for hosting friends and family, with plenty of room for outdoor activities.

Proximity to Amenities:

- **Schools:** Families will appreciate the close proximity to several reputable schools:
    - **Pine View Primary School:** Approximately 0.8 km away.
    - **Tuart Rise Primary School:** Approximately 0.9 km away.
    - **Settlers Primary School:** Approximately 1.0 km away.
    - **Mother Teresa Catholic College:** Approximately 1.3 km away.
    - **Tranby College:** Approximately 1.3 km away.
    - **Makybe Rise Primary School:** Approximately 1.5 km away.
    - **Ridge View Secondary College:** Approximately 2.0 km away.
    - **Baldivis Secondary College:** Approximately 3.0 km away.
    - **Sheoak Grove Primary School:** Approximately 3.5 km away.
- **Shopping and Dining:** The property is a short drive from the Baldivis Town Centre, featuring Stockland Baldivis Shopping Centre with a variety of retail stores, dining options, and essential services.
- **Parks and Recreation:** Residents can enjoy nearby parks and green spaces, perfect for outdoor activities and family outings.

Investment Potential:

Baldivis has experienced rapid growth, making it a sought-after location for both homeowners and investors. The

property's spacious layout and proximity to amenities enhance its appeal for potential tenants, ensuring a promising return on investment.

Don't miss the chance to own this versatile property that combines comfortable family living with strong investment prospects. Contact us today to arrange a viewing and experience all that 25 Mallard Way has to offer.

Contact Tony Wrobluskie on 0407655429 to secure a time to view now!

DISCLAIMER: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective purchasers should make their own enquiries to satisfy themselves on all relevant matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.