

Leased



Baldivis



## Charming, Low-Maintenance Cottage in a Prime Central Location!

Discover the perfect blend of comfort and convenience with this delightful cottage-style home, ideally situated for effortless living. This property is designed for minimal maintenance, offering contemporary interiors, spacious living areas, and alfresco spaces at both the front and back. This beautiful home features three bedrooms, including a master with an en-suite, and an expansive open-plan living, dining, and kitchen area that seamlessly flows to the rear courtyard garden and covered carport.

### Home Features:

- **Modern Central Kitchen:** Equipped with a built-in stainless-steel oven and gas cook-top, ample cabinetry with a full-height pantry, a dedicated fridge recess, and a large breakfast bar for quick meals.
- **Open-Plan Living & Dining:** Bathed in natural light from

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<b>Price</b>	600
<b>Property Type</b>	Rental
<b>Property ID</b>	254

### Agent Details

Kayla McMenamin - 0472 638 720

### Office Details

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**ADVANTAS**  
PROPERTY GROUP

large windows and a sliding door to the garden, with tiled flooring and a reverse cycle air conditioning unit for year-round comfort.

- **Spacious Master Suite:** Overlooking the front garden, with timber-effect flooring, a reverse cycle air conditioning unit, walk-in robe, and an en-suite featuring a shower, vanity, and private WC.
- **Additional Bedrooms:** Two well-proportioned bedrooms with timber-effect flooring and built-in robe recesses.
- **Family Bathroom:** Includes a bath, shower, and vanity, plus a separate WC.
- **Rear Courtyard Garden:** Paved and gated, with direct access to the main living area, perfect for entertaining.
- **Fully Fenced Front Yard:** Low-maintenance dream.
- **Solar Panel System.**
- **Double Carport:** With a remote door, additional storage space, and lane-way access.

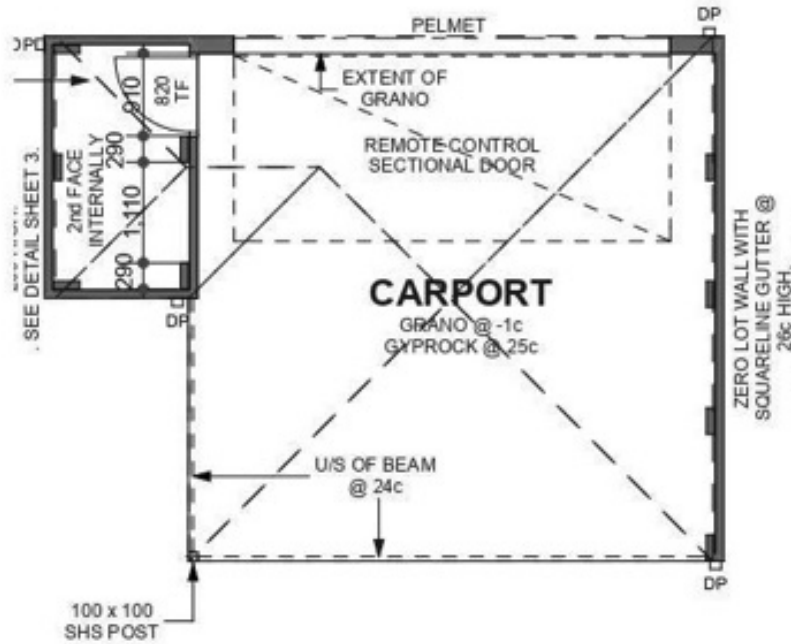
Directly opposite the local high school and just beyond Rivergums Primary, the school run is a breeze. Childcare facilities, green spaces, playgrounds, and a stunning lake are all within walking distance. Stocklands Shopping Centre provides extensive retail, dining, and entertainment options, while the nearby freeway and Warnbro train station ensure an easy commute.

Don't miss out on this fantastic opportunity for minimal maintenance living in a super central location! Call Kayla today on 0472 638 720 to secure your viewing!

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 tenants should make their own inquiries 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.



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