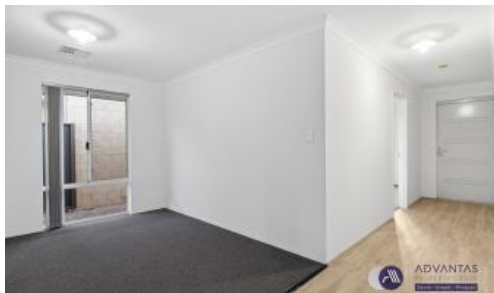




40 Wallarah Cct, Balddivis



Modern Family Home in Prime Location – Opposite a Park!

Welcome to 40 Wallarah Avenue, Balddivis – a beautifully designed family home that offers comfort, style, and convenience. Built in October 2023, this near-new property presents an excellent opportunity for those seeking a fresh and modern living space in a sought-after location.

Property Features:

- ▣ 4 Spacious Bedrooms – The master suite offers a walk-in robe and en-suite, while the remaining bedrooms are well-sized with built-in robes.
- ▣ 2 Stylish Bathrooms – Featuring modern fixtures and neutral tones throughout.
- ▣ Gourmet Kitchen – Equipped with a 900mm stainless steel oven, gas cook-top & ample storage.

🛏 4 🍳 2 🚗 2

Price \$700 PER WEEK!

Property Type Rental

Property ID 311

Agent Details

Kayla McMenamin –
0472638720

Office Details

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

ADVANTAS

- **Light-Filled Open-Plan Living** – Enjoy seamless indoor-outdoor flow with a bright living and dining area opening onto the backyard.
- **Good-Sized Backyard** – A fantastic grassed area, perfect for kids to play or for entertaining with friends and family.
- **Double Remote Garage** – Secure parking with internal access.
- **Neutral Tones Throughout** – A timeless color palette to complement any décor style.
- **Air-conditioning** – Ducted reverse cycle air-conditioning for year round comfort.

Prime Location:

- **Opposite a Playground** – A dream spot for families with young children.
- **Easy Freeway Access** – Making commuting a breeze.
- **Close to Schools** – A variety of quality schools and daycare are nearby.
- **Convenient Shopping** – Just minutes from local shops and amenities.

This home offers the perfect balance of modern living and family-friendly convenience. Be quick to secure this fantastic rental opportunity!

□ **Register your interest today to view this stunning home!**

Please note: The information contained in this advertisement is provided as a general guide only. The landlord and agent give no warranty as to its accuracy and do not accept any liability for any errors or omissions. All prospective tenants should make their own inquiries to verify the information provided.

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.