

Leased



Baldivis



## Be quick! Spacious 4-Bedroom Family Home in Rivergums Estate

Fresh to Market – Spacious Family Home in Rivergums Estate

Offering all the space you need to live, move, and play, this expansive home is perfect for growing families and those who love to entertain.

### Key Features:

- Large theatre or rumpus room – perfect for movie nights or playtime
- Separate study – ideal for working from home
- Spacious primary suite with dual walk-in robes
- Double-sized minor bedrooms with built-in robes

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<b>Price</b>	\$850
<b>Property Type</b>	Rental
<b>Property ID</b>	325

### Agent Details

Kayla McMenamin –  
0472638720

### Office Details

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

**ADVANTAS**  
PROPERTY GROUP

- Modern kitchen with stone benchtops and quality stainless steel appliances
- Bright and airy open-plan living area
- Ducted evaporative air conditioning + reverse cycle split system in the main living area
- Security alarm system for peace of mind
- Undercover outdoor entertaining area
- Low-maintenance gardens and synthetic lawns
- Garden shed for additional storage
- Please note: furniture not included

#### Location Highlights:

Situated in the sought-after Rivergums Estate, this home is just minutes from Rivergums Primary School and Baldivis Secondary College, making it a convenient choice for families.

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.

# FIXING CARPENTER NOTE

ROSE SHELVES TO BE 1100 APL W/ ROO UNDER

LINKER TO HAVE 4 SHELVES FIRST @ 400 AP, REMAINDER TO BE 400 APART

## NOTE

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION

ARCH DRAWINGS TO BE REDUCED TO CONFORMANCE WITH ENGINEERING DRAWINGS

1.8 INSULATION TO HOUSE AREA & GARAGE

ALL DIMENSIONS ARE STRUCTURAL DIMENSIONS ONLY NOT FINISH DIMENSIONS

CITY OF ROCKINGHAM  
AMENDED DRAWING  
01 DEC 2008

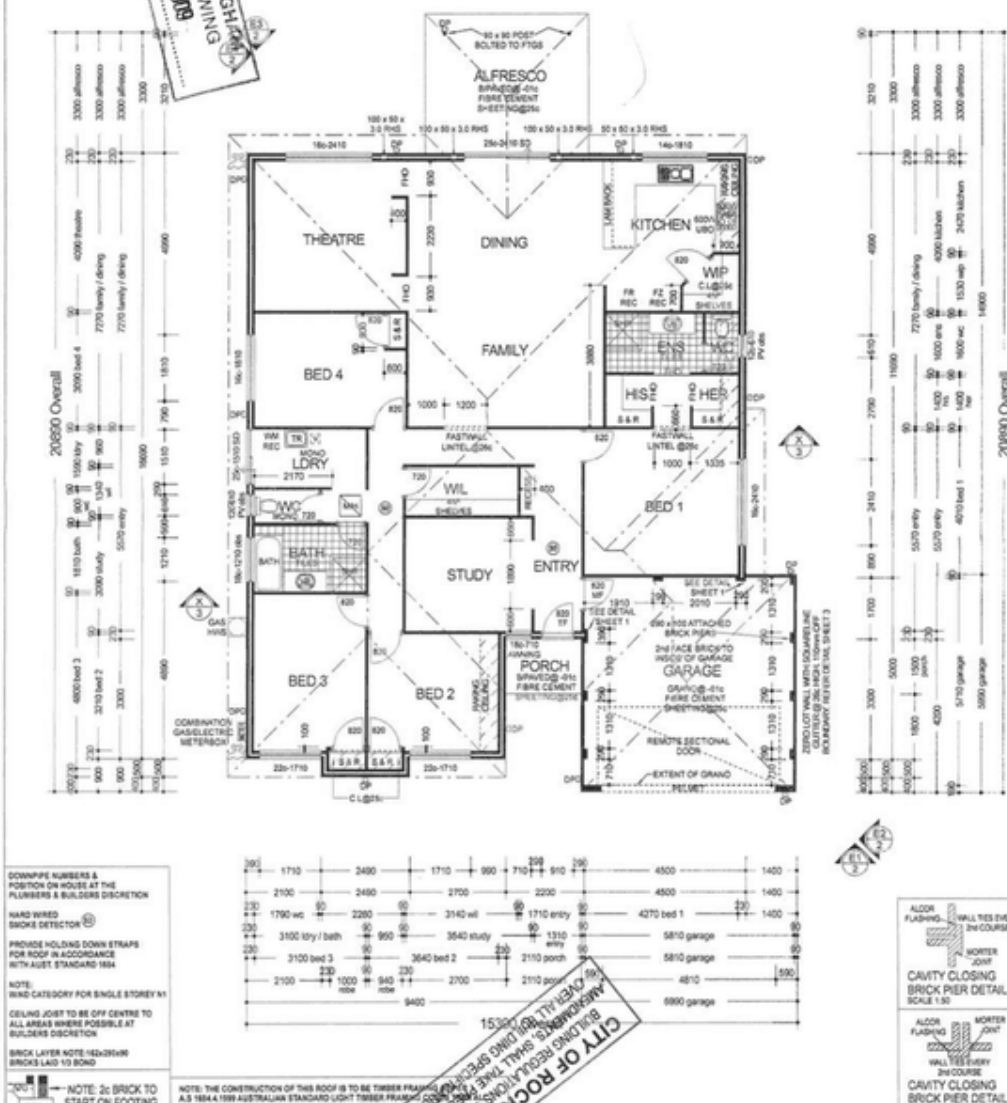
# FINAL PLANS

NO STRUCTURAL CHANGES

PRINTED ON 12/11/09

## BUILDING AREA

NAME	AREA
HOUSE	204.98m <sup>2</sup>
GARAGE	35.31m <sup>2</sup>
PORCH	3.16m <sup>2</sup>
ALFRESCO	17.44m <sup>2</sup>
TOTAL	260.89m <sup>2</sup>
PERIMETER	62.36m
ROOF AREA	278.80m <sup>2</sup>
CHECKED BY	RBARIC
DATED	02/11/09



# DOWNPIPE NUMBERS & POSITION ON HOUSE AT THE PLUMBERS & BUILDERS DISCRETION

HARD WIRED SMOKE DETECTOR

PROVIDE HOLDING DOWN STRAPS FOR ROOF IN ACCORDANCE WITH AUSTRALIAN STANDARD 1684

NOTE: RIND CATEGORY FOR SINGLE STOREY N1

CEILING JOIST TO BE OFF CENTRE TO ALL AREAS WHERE POSSIBLE AT BUILDERS DISCRETION

BRICK LAYER NOTE: 12x250mm BRICKS Laid TO BOND

NOTE: 2c BRICK TO START ON FOOTING

NOTE: THE CONSTRUCTION OF THIS ROOF IS TO BE TIMBER FRAMED TO A3 1844.1 1989 AUSTRALIAN STANDARD LIGHT TIMBER FRAMED ROOFS WILL BE BOLTED TO CONCRETE FOOTINGS

NOTE: BGA REGULATION IN REGARDS TO ENERGY EFFICIENT REQUIREMENTS TO NEW DWELLINGS MAY ALTER THIS DESIGN

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