

Leased



10 Waxflower Way, Baldivis



▯ Rivergums Estate Family Entertainer – Theatre, Study, or 5th Bedroom & Easy-Care Living

Fresh to market and designed for effortless living, this spacious home gives families room to spread out, work from home and entertain in style.

Why you'll love it

- ▯ Large theatre/rumpus – perfect for movie nights or a kids' zone
- ▯▯ Dedicated study – ideal for WFH or homework hub
- ▯ King-sized primary suite with dual walk-in robes
- ▯▯ Generous minor bedrooms (double-sized) with built-ins
- ▯▯ Modern kitchen with stone benchtops & quality

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Price \$800 per week

Property Type Rental

Property ID 358

Agent Details

Kayla McMenamin –
0472638720

Office Details

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

ADVANTAS

stainless appliances

PROPERTY GROUP

- ☐ Light-filled open-plan living flowing to the alfresco
- ☐☐☐☐ Climate control: ducted evaporative A/C + reverse-cycle split to main living
- ☐ Security alarm for peace of mind
- ☐ Undercover alfresco + low-maintenance gardens with synthetic lawn
- ☐☐ Garden shed for extra storage
- ☐ Please note: furniture not included

Location ☐

Set in sought-after Rivergums Estate, minutes to Rivergums Primary School and Baldivis Secondary College, with parks, shops and amenities close by – a super convenient family base.

☐ Call Hayley today on 0499 938 665 to book your viewing!

☐ To fast-track your application, we recommend pre-applying online.

This will allow us to process your application swiftly and get you into your new home sooner!

Disclaimer:

While all care has been taken in the preparation of this advertisement, all information is believed to be correct at the time of publishing. Prospective tenants should make their own inquiries to satisfy themselves on all pertinent matters.

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 1150 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 RE-DESIGNED IN CONJUNCTION WITH ENGINEERING DRAWINGS

1.2 INSULATION TO HOUSE AREA & GARAGE

ALL DIMENSIONS ARE STRUCTURAL DIMENSIONS ONLY NOT FINISH DIMENSIONS

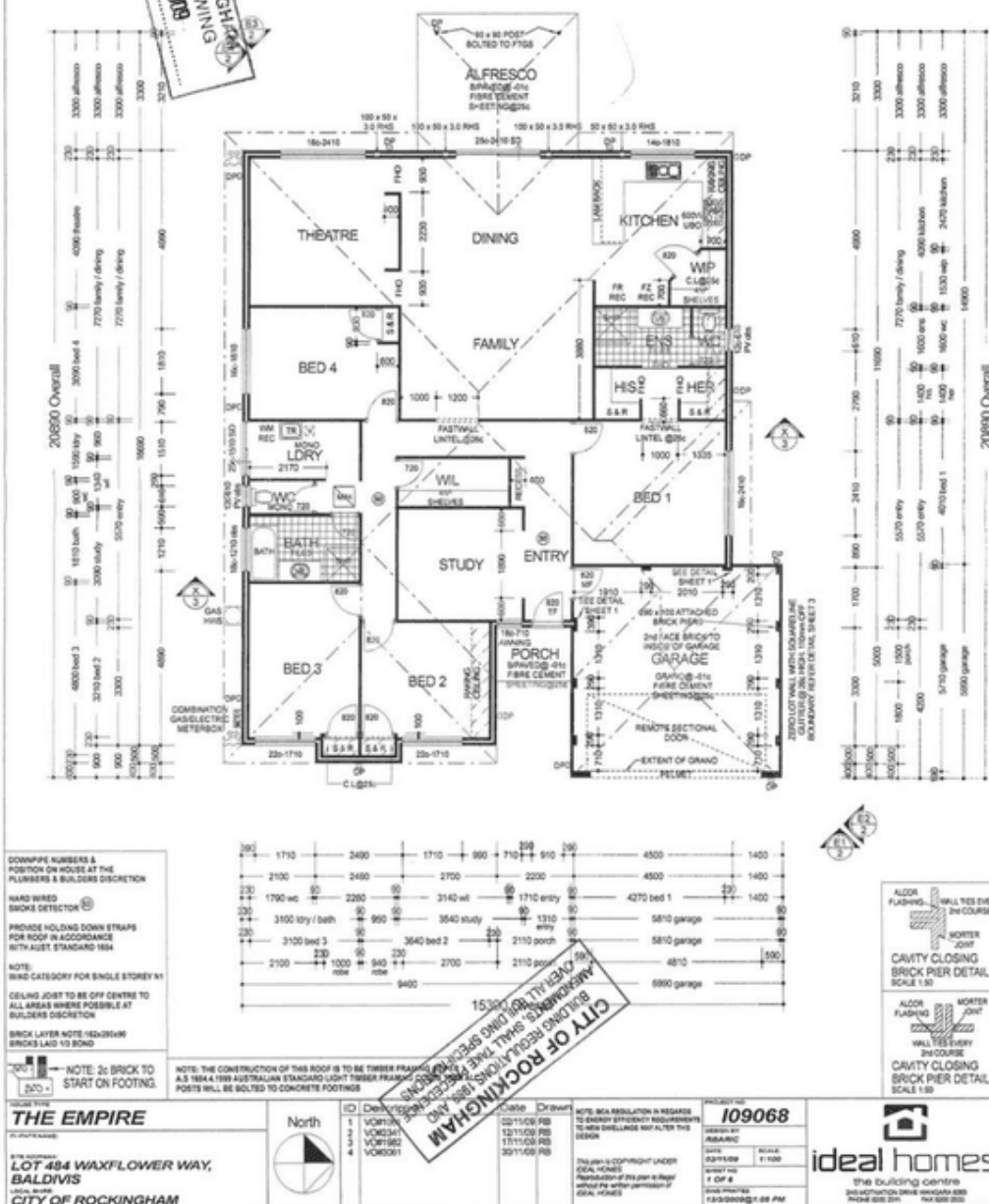
CITY OF ROCKINGHAM
AMENDED DRAWING
01 DEC 2008

FINAL PLANS

NO STRUCTURAL CHANGES
PRINTED 01/11/2009

BUILDING AREA

NAME	AREA
HOUSE	204.98m ²
GARAGE	35.31m ²
PORCH	3.16m ²
ALFRESCO	17.44m ²
TOTAL	260.89m ²
PERIMETER	62.36m
ROOF AREA	278.80m ²
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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PROJECT NO: 109068

DESIGNED BY: RBARIC

DRAWN BY: RBARIC

CHECKED BY: RBARIC

DATE: 02/11/09

SCALE: 1:100

SHEET NO: 1 OF 6

DATE PRINTED: 11/01/2009 11:08 AM

THE EMPIRE

LOT 484 WAXFLOWER WAY, BALDIVIS

CITY OF ROCKINGHAM



ALOR FLASHING - WALL OVER 2ND COURSE

CAVITY CLOSING BRICK PIER DETAIL SCALE 1:50

ALOR FLASHING - MORTAR JOINT

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