

Just Listed



11 Segovia Street, Baldivis



## The perfect investment

Advantas Property Group proudly presents a considered sales opportunity in one of Baldivis' most consistently sought-after family pockets, offering lifestyle convenience, strong tenant demand and long-term value.

### The Residence

- Four well-appointed bedrooms and two bathrooms
- Multiple living zones including a dedicated theatre room
- Expansive open-plan living and dining areas
- High ceilings throughout, enhancing space, light and overall volume
- A quality kitchen positioned at the heart of the home, designed for functionality and longevity
- Low-maintenance outdoor areas, ideal for modern living

The thoughtful layout and refined presentation make this home highly attractive to both long-term tenants and future

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480 m2

**Price** FROM  
\$849,000

**Property Type** Residential

**Property ID** 396

**Land Area** 480 m2

**Floor Area** 178 m2

### Agent Details

Tony Wrobluskie - 0407  
655 429

### Office Details

Advantas Property Group  
Suite 13/3 Statesman  
Parade Baldivis WA 6171

owner-occupiers.

## The Investment Opportunity

- Immediate rental income with future flexibility
- Strong and consistent demand for quality accommodation in this location
- A low-maintenance asset suited to both seasoned and first-time investors
- Quality tenants in place until August 2026, with the option to renew

This is a secure, well-balanced investment offering flexibility, reliability and long-term appeal.

## Location Highlights

### ▣ Schools & Education

- Sheoak Grove Primary School – approx. 2–3 minutes' drive
- Tuart Rise Primary School – approx. 4 minutes' drive
- Ridge View Secondary College – approx. 6–7 minutes' drive
- Multiple childcare and early learning centres within a 5-minute radius

### ▣▣ Shopping & Everyday Convenience

- Baldivis Shopping Centre (Woolworths, cafés, specialty stores) – approx. 4 minutes' drive
- Stockland Baldivis (Coles, Kmart, dining precinct) – approx. 6 minutes' drive
- Baldivis Square – approx. 6–7 minutes' drive
- Medical centres, gyms, cafés and takeaway options all close by

### ▣ Transport & Lifestyle

- Kwinana Freeway access – approx. 3–4 minutes' drive, providing seamless connectivity to Perth CBD, Rockingham and Mandurah
- Nearby parks, playgrounds and walking paths throughout the surrounding neighbourhood

### ▣▣ Closest Beaches

10000 Baldivis, WA, 6181

Australia

0895 680 960

**ADVANTAS**  
PROPERTY GROUP

- Coastal beaches located in the Rockingham, Safety Bay and Port Kennedy area – approximately 15 minutes' drive

This is a refined, well-positioned home offering both immediate returns and long-term confidence – a polished addition to any discerning property portfolio.

□ Contact Tony Wrobluskie on 0407 655 429 to arrange a private inspection.

## DISCLAIMER

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