

11 Segovia Street, Baldivis







The perfect investment

4 3 2 480m2

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

Price	SOLD for $850,000
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 Australia

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

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
Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information provided is true and accurate at the time of publication; however, it may be subject to change without notice. Prospective purchasers should make their own enquiries to satisfy themselves on all relevant matters. The details herein do not constitute any representation by the Seller 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.