

Just Listed



25 Viva Blvd, Baldivis



## Where Location Meets Lifestyle

Welcome to a refined, near-new residence built in 2024, thoughtfully designed to deliver effortless modern living within the highly regarded Brightwood Estate.

Positioned in one of Baldivis' most desirable community settings, this home enjoys a premium outlook directly opposite Ridge View Secondary College and moments from the beautifully curated Brightwood Adventure Park – a lifestyle location that continues to attract discerning buyers and quality long-term tenants alike.

Inside, the home showcases four generously proportioned bedrooms, finished in timeless neutral tones to create a calm and versatile foundation. The heart of the residence is the expansive open-plan kitchen, living and dining zone – a light-filled space that flows seamlessly to the outdoor entertaining area, creating a natural extension for family gatherings and relaxed everyday living.

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353 m<sup>2</sup>

**Price** FROM  
\$849,990

**Property Type** Residential

**Property ID** 398

**Land Area** 353 m<sup>2</sup>

**Floor Area** 136 m<sup>2</sup>

### Agent Details

Kayla McMenamin – 0472  
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Tony Wrobluskie – 0407  
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### Office Details

Advantas Property Group

Comfort and convenience are central to the design, with split-system air conditioning ensuring year-round climate control, while the low-maintenance front and rear gardens offer ease without compromise.

Currently tenanted until November 2026, the property provides immediate income security while preserving flexibility for future owner-occupation.

#### Lifestyle & Convenience

Brightwood Estate is widely regarded for its family-friendly environment and thoughtfully designed green spaces. From your doorstep, enjoy:

- Ridge View Secondary College directly opposite
- Brightwood Adventure Park just moments away
- Stockland Baldivis & Baldivis Shopping Centre
- Cafés, medical centres and fitness facilities
- Multiple primary schools and early learning centres
- Seamless Kwinana Freeway access connecting to Perth, Rockingham and Mandurah

The integration of education, recreation and connectivity reinforces the long-term desirability of this address.

#### Property Highlights:

- Built in 2024 – near-new construction
- Four-bedroom contemporary layout
- Premium kitchen with 900mm appliances
- Open-plan living with alfresco flow
- Split-system air conditioning
- Low-maintenance landscaped gardens
- Positioned within Brightwood Estate
- Tenancy in place until November 2026

This is a well-considered home offering lifestyle quality, strategic positioning and enduring appeal – whether you are expanding your portfolio or planning ahead for your next chapter.

✉ Kayla McMenamin

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