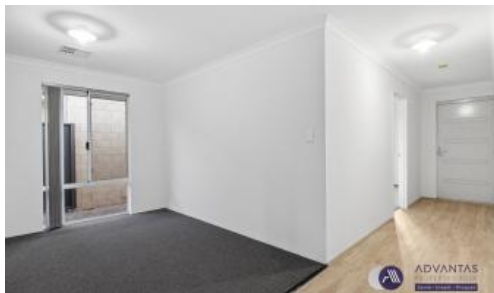


Leased



Baldivis

ADVANTAS



Modern Family Home in Prime Location – Opposite a Park!

Welcome to 40 Wallarah Avenue, Baldivis – a beautifully designed family home that offers comfort, style, and convenience. Built in October 2023, this near-new property presents an excellent opportunity for those seeking a fresh and modern living space in a sought-after location.

Property Features:

- 4 Spacious Bedrooms: The master suite offers a walk-in robe and en-suite, while the remaining bedrooms are well-sized with built-in robes.
- 2 Stylish Bathrooms: Featuring modern fixtures and neutral tones throughout.
- Gourmet Kitchen: Equipped with a 900mm stainless steel oven, gas cook-top & ample storage.
- Light-Filled Open-Plan Living: Enjoy seamless indoor-outdoor flow with a bright living and dining area opening

 4  2  2  363m²

Price \$750 Per Week!

Property Type Rental

Property ID 402

Land Area 363 m²

Agent Details

Hayley Nauta – 0499 938 665

Office Details

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

onto the backyard.

- Good-Sized Backyard: A fantastic grassed area, perfect for kids to play or for entertaining.
- Double Remote Garage: Secure parking with internal access.
- Neutral Tones Throughout: A timeless color palette to complement any décor style.
- Air-conditioning: Ducted reverse cycle air-conditioning for year round comfort.

Prime Location:

- Opposite a Playground – A dream spot for families with young children.
- Easy Freeway Access – Making commuting a breeze.
- Close to Schools – A variety of quality schools and daycare are nearby.
- Convenient Shopping – Just minutes from local shops and amenities.

This home offers the perfect balance of modern living and family-friendly convenience. Be quick to secure this fantastic rental opportunity!

For more information or to arrange a viewing, please contact Hayley Nauta

Senior Property Manager – Advantas Property Group

□ 0499 938 665 OR 08 9568 0960

□ pm1@advantasproperty.com.au

□ **Tip:** To avoid missing out, please submit your application as soon as possible by pre-applying online before attending the viewing. This does not lock you into the home, however simply allows us to start working on your application to assess your suitability.

While every effort has been made to ensure the accuracy of the information provided in this listing, applicants are encouraged to conduct their own investigations and attend a viewing to confirm all details. Advantas Property Group accepts no liability for any errors or omissions.

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.