

Just Listed



NEAR-NEW, SPACIOUS & READY FOR WHAT'S NEXT!

4 BED | 2 BATH | THEATRE | ACTIVITY/STUDY | DOUBLE GARAGE | 376m²

Built in 2023 and beautifully presented in fresh, neutral tones, this contemporary four-bedroom, two-bathroom home delivers the space, versatility and easy-care lifestyle today's families are looking for.

With approximately 160m² of floor area positioned on a 376m² block, the thoughtfully designed layout offers an impressive balance of open-plan living, private retreat spaces and genuine outdoor room.

At the heart of the home, the spacious kitchen, dining and living area creates a natural hub for everyday life and entertaining, connecting effortlessly with the under-main-

 4  2  2  376m²

Price EXPRESSIONS OF INTEREST

Property Type Residential

Property ID 444

Land Area 376 m²

Floor Area 160 m²

Agent Details

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roof alfresco and backyard.

When everyone needs their own space, the home delivers.

A separate theatre provides the perfect retreat for movie nights and downtime, while the additional activity/study area offers valuable flexibility as a children's zone, home office, homework station or second retreat.

Four well-proportioned bedrooms and two modern bathrooms complete the accommodation, complemented by excellent storage throughout, two split-system air-conditioning units providing year-round heating and cooling, and a double lock-up garage with convenient shopper's entry.

Neutral tones flow throughout the home, creating a light and contemporary feel and providing the perfect backdrop for any style of furniture or décor.

Outside, the generous backyard provides genuine usable space – something increasingly difficult to find in newer homes. There's room for children and pets to enjoy, space to entertain and plenty of opportunity to create an outdoor area that truly suits your lifestyle.

FLEXIBILITY FOR INVESTORS & OWNER-OCCUPIERS

The property is currently leased at \$650 per week, with a fixed-term tenancy in place until 16 September 2026.

For owner-occupiers, the timing could be particularly appealing. With the current tenancy approaching its potential conclusion, you can secure the property now and start planning your move into this impressive Baldivis home.

For investors, the property provides an established rental return from a quality, near-new home, with the opportunity to review the tenancy and rental position at the conclusion of the current fixed term, subject to market conditions and applicable requirements.

Whether you're looking to make it your own or continue as an investment, 83 Moodjar Way offers an appealing

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opportunity for both.

FEATURES YOU'LL LOVE

- Built in 2023
- Four spacious bedrooms
- Two modern bathrooms
- Approx. 376m² landholding
- Approx. 160m² floor area
- Spacious open-plan kitchen, dining and living
- Separate theatre room
- Additional activity/study area
- Neutral contemporary tones throughout
- Two split-system air-conditioning units with heating and cooling
- Under-main-roof alfresco entertaining
- Generous backyard
- Excellent storage throughout
- Double lock-up garage
- Convenient shopper's entry
- Low-maintenance contemporary living
- Currently leased at \$650 per week until 16 September 2026

LOCATION, LIFESTYLE & CONVENIENCE

Positioned in a growing and family-friendly pocket of Baldivis, 83 Moodjar Way puts schooling, childcare, shopping, recreation and everyday conveniences within easy reach.

Nearby amenities include:

- Sheoak Grove Primary School – approx. 0.5km
- Baldivis Secondary College – approx. 1km
- Rivergums Primary School – approx. 1.2km
- Nido Early School Baldivis East – nearby early learning and childcare
- Busy Bees at Rivergums – nearby childcare and early learning
- Parks, playgrounds and open recreational spaces throughout the surrounding community
- Stockland Baldivis – supermarkets, specialty shopping,

gym's, cafés, dining and everyday services

- Convenient access to Safety Bay Road
- Easy connection to the Kwinana Freeway for commuting north or south

With schools, childcare, shopping and recreation all close at hand, the location offers the everyday convenience that makes Baldivis such a popular choice for growing families.

Whether you're looking for a place to call home or a quality addition to your investment portfolio, **83 Moodjar Way** is a property well worth your inspection.

Near-new. Versatile. Beautifully positioned. And ready for its next chapter.

Don't miss the opportunity to secure **83 Moodjar Way**, Baldivis.

Contact Kayla today for further information or to arrange your viewing:

Kayla McMenamin
0472 638 720

IMPORTANT INFORMATION

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