







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

4 2 2 376m2

Price	OFFERS FROM $799,990
Property Type	Residential
Property ID	444
Land Area	376 m2
Floor Area	160 m2

Agent Details

Tony Wrobluskie - 0407 655 429

Office Details

Advantas Property Group

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

NEAR-NEW FAMILY LIVING WITH THE EXTRA SPACE YOU'VE BEEN LOOKING FOR

Built in 2023 and beautifully presented in fresh, neutral tones, 83 Moodjar Way delivers much more than your standard four-bedroom home.

With a separate theatre, additional activity/study, generous backyard and approximately 160m² of floor area on a 376m² block, this is a home designed for families who want space to come together – and room to spread out when they need it.

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

ADVANTAS
PROPERTY GROUP

Vacant and ready for its next chapter, the home is available to inspect and offers an exciting opportunity for buyers wanting to make their move into Baldivis.

At the heart of the home, the spacious open-plan kitchen, dining and living area creates an inviting hub for everyday family life. Flowing directly to the under-main-roof alfresco and backyard, it's a layout that makes entertaining, family dinners and relaxed weekends easy.

And when everyone needs their own space, this home really comes into its own.

A separate theatre creates the perfect setting for movie nights or a quiet retreat, while the additional activity/study provides genuine flexibility – think children's playroom, homework zone, home office, gaming room or second living area.

Four well-proportioned bedrooms and two modern bathrooms complete the accommodation, while neutral contemporary finishes throughout make the home feel light, fresh and easy to make your own.

Two split-system air-conditioning units provide year-round heating and cooling, while excellent storage, a double lock-up garage and convenient shopper's entry add to the practicality of everyday living.

ROOM TO ENJOY OUTSIDE:

One of the home's standout features is the backyard.

While many newer homes compromise on outdoor space, the 376m² block provides a genuinely usable yard with room for children and pets to play, space to entertain and plenty of potential to create the outdoor area you've been imagining.

Whether that's a play zone, garden, additional entertaining area or simply room to enjoy the sunshine, there's flexibility here to make it your own.

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, usable backyard
• Excellent storage throughout
• Double lock-up garage
• Convenient shopper's entry
• Low-maintenance contemporary living
• Vacant and ready for its next chapter

LOCATION, LIFESTYLE & CONVENIENCE:

Positioned in a growing, family-friendly pocket of Baldivis, 83 Moodjar Way places schools, childcare, shopping, recreation and major transport connections 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
• Busy Bees at Rivergums
• Parks, playgrounds and open recreational spaces throughout the surrounding community
• Stockland Baldivis – supermarkets, specialty shopping, gyms, cafés, dining and everyday services
• Convenient access to Safety Bay Road
• Easy connection to the Kwinana Freeway for commuting north or south

For buyers searching for a modern four-bedroom home but not wanting to sacrifice the theatre, extra living space or backyard, **83 Moodjar Way deserves to be on your inspection list.**

Near-new, versatile and ready to enjoy – all that's missing is you.

Contact Kayla McMenamin today for further information or to arrange your viewing.

Kayla McMenamin
0472 638 720
kayla@advantasproperty.com.au

IMPORTANT INFORMATION:

Whilst every care has been taken in the preparation of this advertisement and the information is believed to be accurate, it is provided for general information and marketing purposes only. Measurements, areas, distances, property features and other particulars are approximate where stated. Interested parties should independently verify any information relevant to their purchase and satisfy themselves prior to making an offer or entering into a contract.

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BED 3
BED 4
ALFRESCO
ROBE
ROBE
WC
BATH
LIVING
ACTIVITY
DINING
BED 2
ROBE
KITCHEN
PTRY
FR
WIP
THEATRE
WIL
LAUNDRY
WM
ENS
WC
WIR
WIR
DOUBLE GARAGE
ENTRY
MASTER
SUITE