

Leased

# UNDER APPLICATION PROPERTIES NEEDED!

10 Waxflower Way, Baldivis




## Be quick! Spacious 4-Bedroom Family Home in Rivergums Estate

Fresh to Market – Spacious Family Home in Rivergums Estate

Offering all the space you need to live, move, and play, this expansive home is perfect for growing families and those who love to entertain.

### Key Features:

- Large theatre or rumpus room – perfect for movie nights or playtime
- Separate study – ideal for working from home
- Spacious primary suite with dual walk-in robes
- Double-sized minor bedrooms with built-in robes

 4  3  2 

632 m<sup>2</sup>

**Price** \$850

**Property Type** Rental

**Property ID** 79

**Land Area** 632 m<sup>2</sup>

**Floor Area** 204.38 m<sup>2</sup>

### Agent Details

Kayla McMenamin –  
0472638720

### Office Details

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

0895 690 960

- Modern kitchen with stone benchtops and quality stainless steel appliances
- Bright and airy open-plan living area
- Ducted evaporative air conditioning + reverse cycle split system in the main living area
- Security alarm system for peace of mind
- Undercover outdoor entertaining area
- Low-maintenance gardens and synthetic lawns
- Garden shed for additional storage
- Please note: furniture not included

#### Location Highlights:

Situated in the sought-after Rivergums Estate, this home is just minutes from Rivergums Primary School and Baldivis Secondary College, making it a convenient choice for families.

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 listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants should make their own inquiries to satisfy themselves on all relevant matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract.

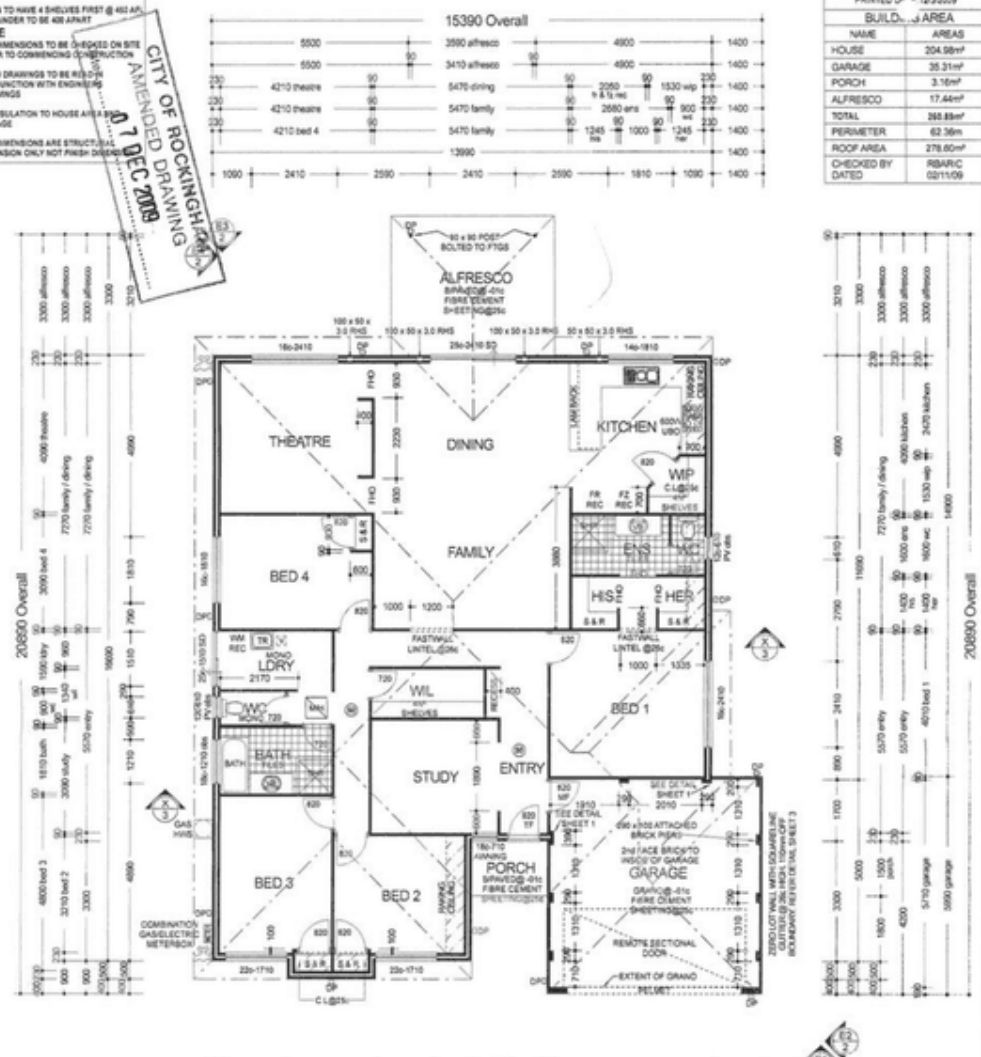
The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it 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.

**FIXING CARPENTER NOTE**  
 ROSE SHELVES TO BE 1916 AFLW-RD UNDER  
 LINEN TO HAVE 4 SHELVES FIRST @ 402 AF, REMAINDER TO BE AIR ARKAT  
**NOTE**  
 ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION  
 ARCH DRAWINGS TO BE REVISIONS IN CONJUNCTION WITH ENGINEERING DRAWINGS  
 1.2 INSULATION TO HOUSE AREA & GARAGE  
 ALL DIMENSIONS ARE STRUCTURAL DIMENSIONS ONLY NOT FINISH DIMENSIONS

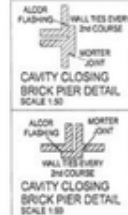
**CITY OF ROCKINGHAM**  
 AMENDED DRAWING  
 7 DEC 2009

**FINAL PLANS**  
 NO STRUCTURAL CHANGES  
 PRINTED DATE: 12/22/09

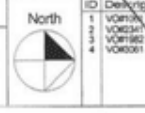
BUILD UP AREA	
NAME	AREA
HOUSE	204.98m <sup>2</sup>
GARAGE	35.31m <sup>2</sup>
PORCH	3.16m <sup>2</sup>
ALFRESCO	17.44m <sup>2</sup>
TOTAL	260.89m <sup>2</sup>
PERIMETER	62.36m
ROOF AREA	278.80m <sup>2</sup>
CHECKED BY	RBARC
DATE	02/11/09



**DOWNPIPE NUMBERS & POSITION ON HOUSE AT THE PLUMBERS & BUILDERS DISCRETION**  
 HARD WIRED SMOKE DETECTOR  
 PROVIDE HOLDING DOWN STRAPS FOR ROOF IN ACCORDANCE WITH AS/NZS STANDARD 1664  
**NOTE:**  
 WIND CATEGORY FOR SINGLE STOREY N1  
 CEILING JOIST TO BE OFF CENTRE TO ALL AREAS WHERE POSSIBLE AT BUILDERS DISCRETION  
 BRICK LAYER NOTE: 125x25x75 BRICKS Laid 10 BOND  
**NOTE:** 2c: BRICK TO START ON FOOTING



**THE EMPIRE**  
 10/10/10/10/10  
**LOT 484 WAXFLOWER WAY, BALDIVIS**  
 LOCAL AUTHORITY  
**CITY OF ROCKINGHAM**



**CITY OF ROCKINGHAM**  
 BUILDING REGULATIONS AND  
 AMENDMENTS TO THE BUILDING  
 REGULATIONS 2003

**109068**  
 PREPARED BY: RBARC  
 DATE: 02/11/09  
 SCALE: 1:100  
 SHEET NO: 1 OF 4  
 DATE PRINTED: 12/22/09 09:28 PM

**ideal homes**  
 THE BUILDING CENTRE  
 240 WASHINGTON DRIVE BRISBANE QLD  
 PHONE: 6250 2200 FAX: 6250 2202