

Leased

**LEASED!**  
**4x2x2 | \$450 | Baldivis**

Baldivis



Stylish 4x2x2 + Office in highly sought after southern suburb. Walking distance to schools, major shopping center + quick access to freeway

This stylish & family-friendly home offers:

- Spacious master bedroom with walk-in robe & ensuite
- Enclosed home theatre room
- Office that can easily be used as a 5th bedroom
- Modern, open-plan kitchen, living & dining
- Spacious rear bedrooms all with built-in robes
- Fully ducted-reverse cycle A/C throughout
- Huge outdoor undercover entertainment area
- Decent garden shed
- Pet-friendly
- Beautiful location, walking distance to schools, shops, multi-million dollar parklands and transport

 4  3  2 

462 m<sup>2</sup>

**Price** \$450 per Week

**Property Type** Rental

**Property ID** 88

**Land Area** 462 m<sup>2</sup>

**Floor Area** 157.93 m<sup>2</sup>

#### Agent Details

Kayla McMenamin - 0472 638 720

#### Office Details

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

Be Quick & Book an inspection today.

Note: Furniture not included.

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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.

Australia

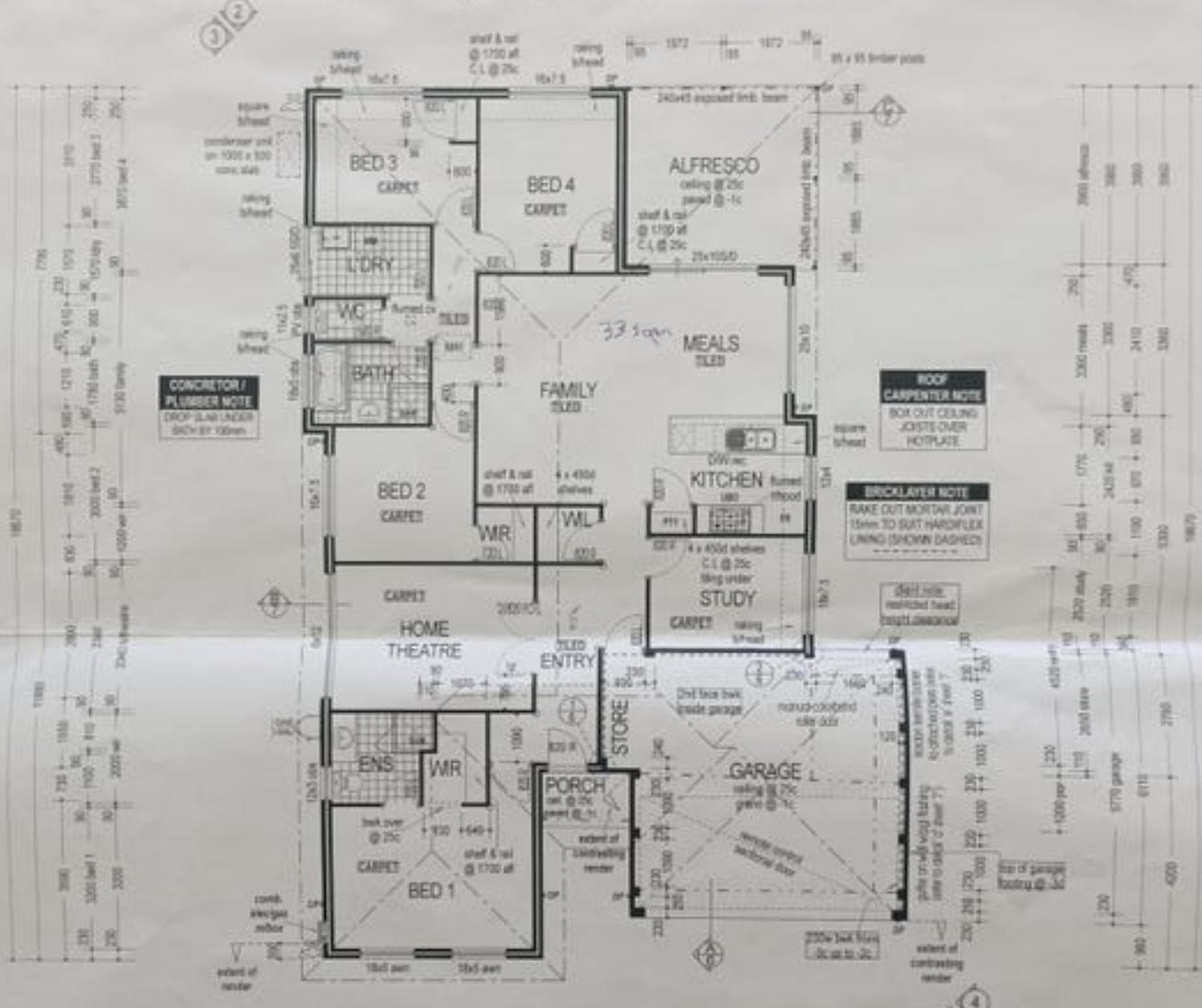
0895 680 960

**ADVANTAS**  
PROPERTY GROUP

TILED ROOF @ 25°/38° PITCH  
NON - COASTAL ZONE

N1 WIND CLASSIFICATION  
AS PER ENGINEER'S CERTIFICATE OF INSPECTION

NOTE: (13) CORNER BEADS TO  
INTERNAL WALLS AS NOTED  
ON PLAN BY A CIRCLE



CONCRETOR / PLUMBER NOTE  
DROP PLUMB LINES  
50cm BY 100mm

ROOF CARPENTER NOTE  
BOX OUT CEILING  
JOISTS OVER  
HOTPLATE

BRICKLAYER NOTE  
RAKE OUT MORTAR JOINT  
15mm TO SUIT HARDFLEX  
LINING (SHOWN DASHED)

1 OUTLET REVERSE CYCLE  
AIR CONDITIONING SYSTEM.  
REFER TO ELECTRICAL PLAN  
FOR OUTLET & UNIT POSITIONS



**BRICKWORK NOTES**

- FACE BRICK TO WIDE GARAGE TO BE SH FACE WITH CONCRETE JOINT - DIMENSIONS ARE TO BRICKWORK ONLY - PLASTER WHATEVER NOT ALLOWED FOR
- HOLDING DOWN RODS TO BRICK PERS WITH BEAM OVER
- HOLDING DOWN STRAPS TO BRICK PERS WITH NO BEAM OVER

**ROOF NOTES**

- ROOF TO BE DONE IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DETAIL
- ROOF COVER INSTALLED TO MANUFACTURER'S SPECIFICATIONS
- BLUE ROOF @ 25°/38° PITCH

**PLUMBING NOTES**

- NO FLOOR PIPES AND / OR EFFLUENT VENTILATION PIPES E. V. TO STREET ELEVATION
- DOWNPIPES TO ROOF SHALL BE AT CENTRES TO ROOF PLUMBERS DISCRETION
- COLD WATER PLUMBING ONLY TO DISHWASHER RECESS

**GENERAL NOTES**

- REFER TO ENERGY EFFICIENCY SHEETS FOR LIGHT & VENTILATION REQUIREMENTS
- CORNER PLASTER BEADS TO 40° CORNERS ONLY UNLESS OTHERWISE NOTED ON PLAN
- LIFT UP RAISES TO EXISTING & MC DOORS
- REMOTE CONTROL SECTIONAL DOOR TO GARAGE/SPORT (REFER TO ACCESS)
- REFER TO ACCESS FOR BENCHTOP MATERIAL & FINISH

<b>HOUSE AREA</b>		<b>DreamStart</b>																
HOUSE AREA = 192.26sqm	GARAGE AREA = 36.95sqm	<p>108 060 240 040 4 Road Drive, Osborne Park P.O. Box 1102 Osborne Park, W.A. 6107 PH (08) 6214 2444 110 210 4214 4444</p>																
PORCH AREA = 2.31sqm	ALFRESCO AREA = 16.75sqm																	
TOTAL AREA = 218.27sqm																		
PERIMETER = 62.180m																		
<p>THESE ARE THE FIGURES REFERENCED TO IN THE BUILDING CONTRACT</p>		<p>CONDITIONS</p> <table border="1"> <tr> <td>700</td> <td>100/104</td> <td>✓</td> </tr> <tr> <td>100</td> <td>100/104</td> <td>✓</td> </tr> <tr> <td>200</td> <td>100/104</td> <td>✓</td> </tr> <tr> <td>300</td> <td>240/104</td> <td>✓</td> </tr> <tr> <td>400</td> <td>100/104</td> <td>✓</td> </tr> </table>		700	100/104	✓	100	100/104	✓	200	100/104	✓	300	240/104	✓	400	100/104	✓
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200	100/104	✓																
300	240/104	✓																
400	100/104	✓																
<p>SCALE 1:100</p> <p>PROJECT BY DREAM ACCORD</p> <p>PROPOSED RESIDENCE @ LOT 831 LANAGAN DRIVE BALDIVIS CITY OF ROCKINGHAM FOR: ZIMMERMANN/ JONES</p>		<p>DATE: 08/11/13 DRAWN BY: D01295 NO. 2 OF 7</p>																

DREAMSTART HOMES RESERVES THE RIGHT TO VARY DIMENSIONS AND MATERIALS FROM THOSE ON DISPLAY PLEASE CHECK PLANS, SPECIFICATIONS AND ACCESSA CAREFULLY ALL DIMENSIONS TO TAKE PREFERENCE OVER SCALING  
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