



130B McDonald Road, Baldivis

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## Brand New home waiting for you

UNFURNISHED: Duplex Under Same Roof, Offering Unit B, Brand New! 2 bedroom 1 bathroom Home, with Single remote garage.

# Note you must register to attend the home open and to be notified of any changes.

This House is a Dual Living Duplex - 2 completely separate residences under the same roof, offering Unit B.

Brand new build 2025 offering 2 bedrooms, 1 bathroom, plus single remote garage.

Two bedrooms both have built in sliding door robe, quality carpets and blinds

Kitchen/open plan features modern stainless steel appliances including dishwasher, with split system to open plan living/dining, this area flows through to the outdoor alfresco space, enjoy low maintenance fully landscaped rear yard which is securely fenced and private to unit A.

Enjoy everything Baldivis has to offer, parks, playgrounds, parks, school/s, medical centres, fast food restaurants public transport.

### FOR RENT

Please Call

### AGENTS

Leanne Baulch  
leanne.baulch@ljhpxp.com.au

### AGENCY

LJ Hooker Mandurah  
(08) 9586 5555

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



## Features:

- Kitchen has quality cooking appliances and dishwasher
- Split system reverse cycle air conditioning to main living area
- Bedrooms all with built-in mirror door robes
- Single remote Garage
- Quality window blinds
- Led downlights throughout
- Low maintenance gardens secure rear yard - Gardens to A include Front yard and rear yard on automatic reticulation and tenant/s are responsible for front and rear yard to A to maintain and upkeep and responsible for watering. (note B unit has separate watering to their own rear yard and are responsible for their own rear garden).

# Note all utility services will be invoiced to tenants 70/30 of total usage bill. Unit A 3-bedroom 70% and Unit B 2-bedroom 30% - unless a sub meter is in place, in which case, tenants are required to take a photo of the meters, and send to the property manager who will split invoices accordingly.

#Note Tenants are unable to register low income or pensioner discounts to electricity companies or Water Corporation.

- \*\*Please note the lessor makes no representations about the availability of CTV/Alarms, telephone lines, internet lines or any other communications services to the premises. The tenant must make their own enquiries regarding the availability, cost and/or installation of those services.

Own your own investment property? If you are looking for property management services, we would love to hear from you. Contact our office on 9586 5555 or [reception2.mandurah@ljhooker.com.au](mailto:reception2.mandurah@ljhooker.com.au) for a no-obligation and confidential conversation.

A direct link to our online application will be sent via SMS after viewing attended.

- Please note we do NOT accept 1Form applications\*

PLEASE READ - Important information regarding viewings.

To arrange a viewing please click the "Contact Agent" button or the "Book Inspection" button and you will be sent an instant reply to register for the scheduled viewing/s

To be notified of viewing changes and cancellations, please register your details as above for the viewing. Notifications will not be sent if you are not registered.

- Information Disclaimer: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries about the information included in this document. LJ Hooker Mandurah provides this document without any express or implied warranty as to its accuracy or currency. LJ Hooker Mandurah accepts no responsibility for the results of any actions taken, or reliance placed upon this document by a client.

## MORE DETAILS

Property ID 4S4VFF2  
Property Type DuplexSemi-detached  
Including Toilets (1)  
Fully Fenced  
Remote Garage

### Leanne Baulch

Leasing Manager | [leanne.baulch@ljhpxp.com.au](mailto:leanne.baulch@ljhpxp.com.au)

### LJ Hooker Mandurah (08) 9586 5555

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