



## Baldivis, 17B Goldrush Way

Brand new and ready for it's first family

UNFURNISHED: Duplex Under Same Roof, Offering Unit B, Brand New! 2 -bedroom 1-bathroom Home.

# 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. Access to Unit B is via side access of driveway.

Brand new build 2025 offering 2 bedrooms, 1 - bathroom, Open Air Car Space on side of Road.

Driveway is for A and Block B parking in own designated parking area to side of road.

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



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/4RSTFF2](http://ljhooker.com.au/4RSTFF2)

**Contact**  
**Leanne Baulch**  
[leanne.baulch@ljhpxp.com.au](mailto:leanne.baulch@ljhpxp.com.au)



**Disclaimer:** 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.

**LJ Hooker Mandurah**  
**(08) 9586 5555**

Kitchen/open plan features modern stainless steel appliances including dishwasher, 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.

Features:

- Kitchen with quality cooking appliances and dishwasher
- Split system reverse cycle air conditioning to main living area
- Bedrooms all with built-in door robes
- 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.

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## More About this Property

<b>Property ID</b>	4RSTFF2
<b>Property Type</b>	DuplexSemi-detached
<b>Including</b>	Air Conditioning Toilets (1) Fully Fenced

### 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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