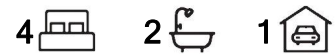




## Baldivis, 6 Annabelle Way

Great Location



UNFURNISHED: Duplex Under Same Roof, Four -bedroom Two -bathroom Home, One Car Garage

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

This House is a Duplex - 2 completely separate residences under the same roof,

Brand new build 2025 offering 4 bedrooms,2 bathroom 1 car garage and driveway

Master bedroom has built in robe, stylish ensuite with WC, quality carpets and blinds.

Bedroom 2, 3 and 4 with built-in robes, quality carpets and blinds.

Kitchen features modern appliances including dishwasher, boasting split system to open

**For Lease**  
Please Call

**View**  
[ljhooker.com.au/4R83FF2](https://ljhooker.com.au/4R83FF2)

**Contact**  
**Sharnae Gray**  
0439 330 460  
[sharnae.gray@ljhp.com.au](mailto:sharnae.gray@ljhp.com.au)



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

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plan living/dining this area flows through to the outdoor alfresco, enjoy low maintenance fully landscaped rear yard which is securely fenced and private to unit A.

Close to Baldivis Spud Shed, parks, playgrounds, a short drive to Baldivis Central, medical centers, fast food and restaurants. What more could you ask for, this is certainly a must-see property.

Property Features Include:

- Kitchen boasts quality cooking appliances and dishwasher
- Split system reverse cycle air con
- Quality flooring to main living areas, carpet to all bedrooms
- Single garage with remote-control and shoppers' entry door
- Low maintenance gardens secure rear yard

\* Front Landscaping to be installed \*

\*\*\*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 [hello.south@ljhpxp.com.au](mailto:hello.south@ljhpxp.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 Property Experience South provides this document without any express or implied warranty as to its accuracy or currency. LJ Hooker Property Experience South accepts no responsibility for the results of any actions taken, or reliance placed upon this document by a client.



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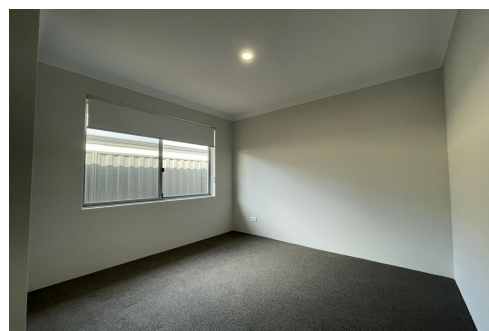
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## More About this Property

<b>Property ID</b>	4R83FF2
<b>Property Type</b>	DuplexSemi-detached

**Sharnae Gray 0439 330 460**  
Sales Executive | [sharnae.gray@ljhpxp.com.au](mailto:sharnae.gray@ljhpxp.com.au)

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