



## Baldivis, 6A Annabelle Way

### Must See

UNFURNISHED: Duplex Under Same Roof, Two -bedroom One -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 2 bedrooms, 1 bathroom 1 car garage and driveway

Both bedrooms have built in robes, quality carpets and blinds.

Kitchen features modern appliances and boasts of open plan living/dining this area flows through to the entry courtyard. Enjoy the ease of the low maintenance entry which securely fenced and private.



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/4R87FF2](https://ljhooker.com.au/4R87FF2)

**Contact**  
**Sharna Gray**  
0439 330 460  
[sharna.gray@ljhpxp.com.au](mailto:sharna.gray@ljhpxp.com.au)



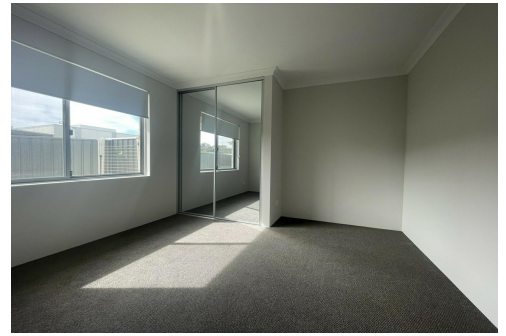
**LJ Hooker Mandurah**  
**(08) 9586 5555**

**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.

Close to Baldivis Spud Shed, parks, playgrounds, a short drive to Baldivis Central, medical centers, fast food and restaurants.

Property Features Include:

- Kitchen boasts quality cooking appliances
- Split system reverse cycle air con living area only
- Single garage with remote-control
- Low maintenance gardens secure yard



\*\*\*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.

## More About this Property

<b>Property ID</b>	4R87FF2
<b>Property Type</b>	DuplexSemi-detached

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

**LJ Hooker Mandurah (08) 9586 5555**  
68 Mandurah Terrace, MANDURAH WA 6210  
[mandurah.ljhooker.com.au](http://mandurah.ljhooker.com.au) | [reception2.mandurah@ljhooker.com.au](mailto:reception2.mandurah@ljhooker.com.au)



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

**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.