



Baldivis, 23A Burnished Drive

Brand New Dual Key Property



UNFURNISHED: Duplex Under Same Roof, Offering Unit A, Brand New! 3 -bedroom 2-bathroom Home, 2 Car 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 A.

Brand new build 2025 offering 3 bedrooms 2 - bathroom 2 car garage (not shared).

Driveway is shared and A is not allowed to Block B parking in own designated parking area to side of driveway.

Master bedroom has built in sliding double door robe, stylish ensuite with WC, quality



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.

For Lease
Please Call

View
l.jhooker.com.au/4RC5FF2

Contact
Sharnae Gray
0439 330 460
sharnae.gray@ljhpxp.com.au

LJ Hooker Mandurah
(08) 9586 5555

carpets and blinds.

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

Kitchen features modern stainless steel appliances including dishwasher, boasting split system to open plan living/dining. This area flows through to the outdoor alfresco area private to unit B.

Close to everything Baldivis has on offer; Shopping Centres, parks, playgrounds, parks, school/s, medical centres, fast food restaurants public transport.

Features:

- Kitchen boasts quality cooking appliances and dishwasher
- Split system reverse cycle air conditioning in main living area
- Minor Bedrooms all with built-in sliding door robes
- Master Bedroom boasts mirror door built-in-robe and modern ensuite
- Quality flooring to main living areas, carpet to all bedrooms
- Double garage with remote-control and shoppers' entry door
- 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 sub-meter is in place, in which case, tenants are required to take photo of the meter and send 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 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.



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.

*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 About this Property

Property ID	4RC5FF2
Property Type	House
Including	Ensuite Toilets (2) Dishwasher Built-in-Robes

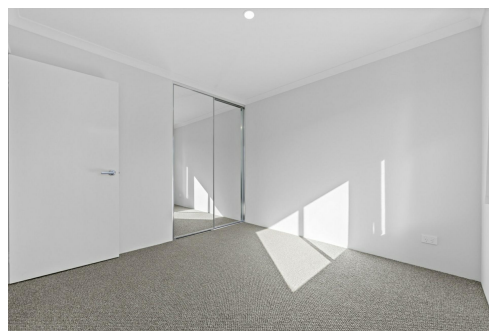
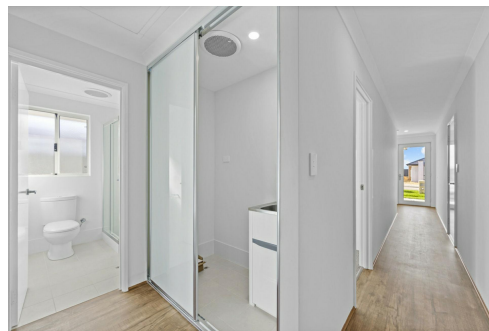
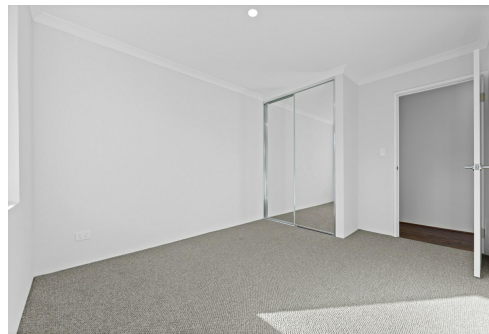
Sharnae Gray 0439 330 460

Sales Executive | sharnae.gray@ljhpxp.com.au

LJ Hooker Mandurah (08) 9586 5555

68 Mandurah Terrace, MANDURAH WA 6210

mandurah.ljhooker.com.au | reception2.mandurah@ljhooker.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**