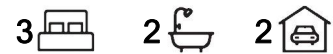


## Baldivis, 57 Espirit Way (Main House)

Brand New Dual Living- Offering Unit A with Double Garage!



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/4QNYFF2](https://ljhooker.com.au/4QNYFF2)

**Contact**  
**Sharnae Gray**  
0421 639 598  
[leasing.mandurah@ljhooker.com.au](mailto:leasing.mandurah@ljhooker.com.au)

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 2024 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 left of driveway.



**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.

Master bedroom has built in sliding double door robe, stylish ensuite with WC, quality carpets and blinds, plus split system air-conditioner.

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 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 conditioning x 2
- 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 Rear gardens completed

#Front garden booked to be installed.

# Note all utility services power/water/gas (note no gas at this premise) will be invoiced to tenants 70/30 of total usage bill. Unit A 3-bedroom 70% and Unit B 2-bedroom 30%.

#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



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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>	4QNYFF2
<b>Property Type</b>	House
<b>Including</b>	Air Conditioning Toilets (2) Built-in-Robes

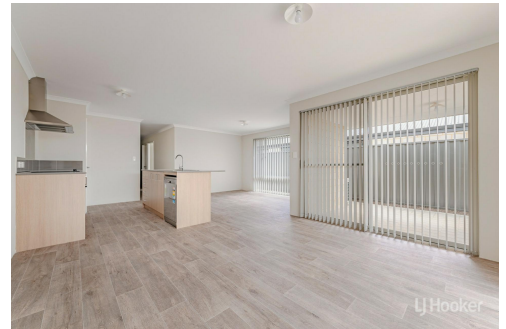
**Sharnae Gray 0421 639 598**

Leasing Manager | [leasing.mandurah@ljhooker.com.au](mailto:leasing.mandurah@ljhooker.com.au)

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

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