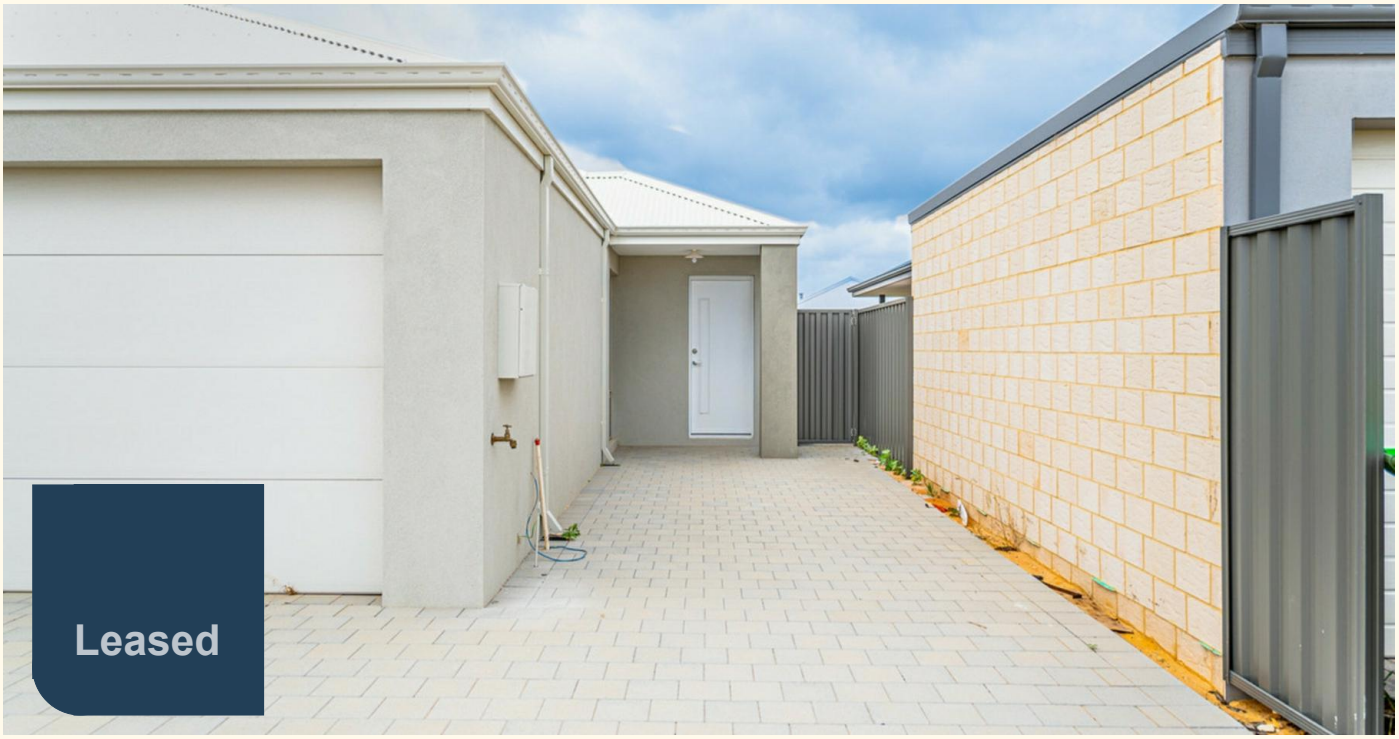
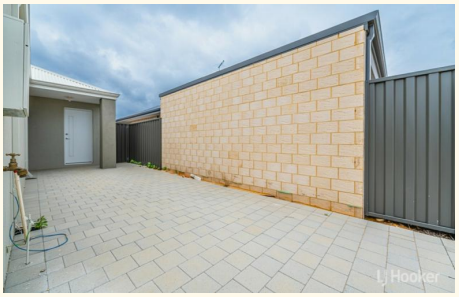








B/57 Espirit Way, Baldivis

Modern, Low-Maintenance Living Duplex

2 1 1

This dual-living duplex offers two completely self-contained residences under one roof. This listing is for Unit B, designed for comfortable, low-maintenance living.

Unit B features 2 bedrooms, 1 bathroom, and an open-air car space. The driveway is shared; however, Unit A is not permitted to block Unit B's designated parking area, located to the left of the driveway.

Both bedrooms include built-in sliding mirrored robes, quality carpeting and blinds, with a split-system air conditioner to the master bedroom.

The open-plan kitchen, living and dining area is equipped with modern stainless-steel appliances, including a dishwasher, and a split-system air conditioner for year-round comfort. This space flows seamlessly to a private outdoor alfresco area and fully landscaped, low-maintenance rear yard, securely fenced for privacy.

Located in the heart of Baldivis, this property is close to parks, playgrounds, schools, medical centres, fast food outlets and public transport - offering a convenient and relaxed lifestyle.

FOR RENT
Please Call

AGENTS
Emma Ewart
emma.ewart@ljhpxp.com.au

AGENCY
LJ Hooker Mandurah
(08) 9586 5555

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.

Property Features Include:

Modern kitchen with quality cooking appliances and dishwasher

Split-system reverse-cycle air conditioning (2 units)

Bedrooms with built-in mirrored robes

Quality window blinds throughout

LED downlights

Secure, low-maintenance rear yard

Garden Maintenance:

Unit A tenants are responsible for maintaining and watering their front and rear gardens (automatic reticulation provided).

Unit B has separate watering for its rear garden, with tenants responsible for maintenance and watering of their own yard.

Utilities:

Power and water usage (no gas to the property) are invoiced at a 70/30 split of the total usage:

Unit A (3 bedrooms): 70%

Unit B (2 bedrooms): 30%

Tenants are not permitted to register for low-income or pensioner discounts with electricity providers or the Water Corporation.

This is a fantastic opportunity to secure a stylish, near-new home in a sought-after location - inspection is a must.

- **********

To view the property, please ensure you register online.

- **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 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

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MORE DETAILS

Property ID	4SSYFF2
Property Type	House
Including	Air Conditioning Toilets (1) Built-in-Robes

Emma Ewart
Inspection Officer | emma.ewart@ljhpxp.com.au

LJ Hooker Mandurah (08) 9586 5555
68 Mandurah Terrace, MANDURAH WA 6210
mandurah.ljhooker.com.au | hello.south@ljhpxp.com.au



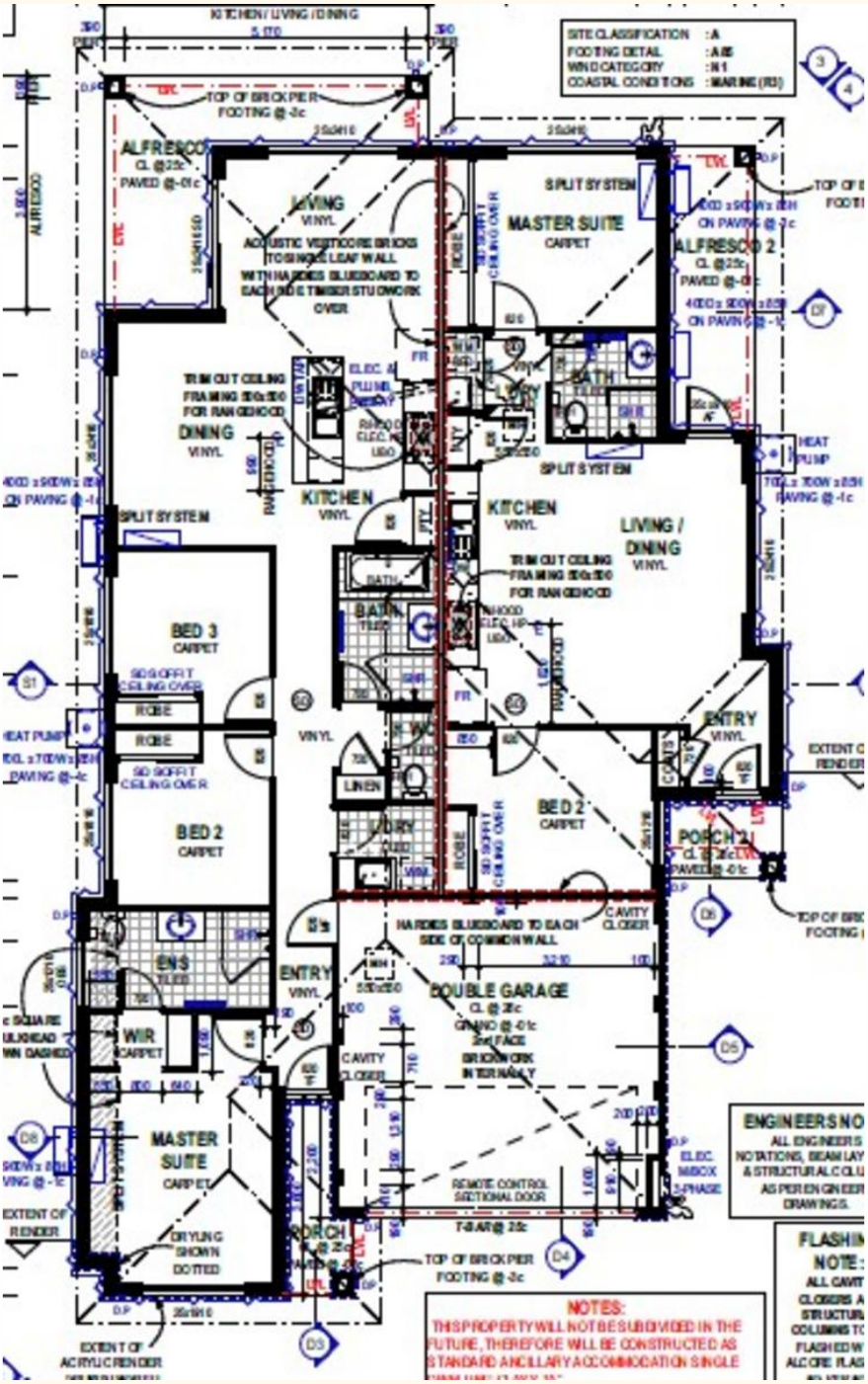








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