



34 Bindarri Loop, Yanchep

3 2 2

Enjoy being close to the sea!

UNFURNISHED: Duplex Under Same Roof, Offering Unit A, Near New! 3 bedroom, 2 bathroom Home, double lock up Garage, and shared driveway.

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

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

Near new build 2024 offering 3 bedrooms, 2 bathroom, double lock up garage. Bedrooms have built in robes, quality carpets and blinds.

Kitchen features modern stainless steel appliances including dishwasher, and gas cooktop. This area flows through to the outdoor alfresco, enjoy low maintenance rear space, which is securely fenced and private to unit B.

Close to the ocean, school, playgrounds, parks, medical centers, fast food restaurants public transport.

Features:

- Kitchen boasts quality cooking appliances and dishwasher
- Split System Airconditioning

FOR RENT
\$560 Per Week

VIEW
By Appointment

AGENTS
Amanda Ball
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AGENCY
LJ Hooker City Residential
(08) 9325 0700

- Bedrooms with built in robes
- Quality flooring to main living areas, carpet to bedrooms
- Tenants are advised they are not allowed to block driveway at any time to unit B
- Quality window blinds
- Led downlights throughout
- Low maintenance garden.

Note this property has one electrical meter with a second dual digital sub meter for unit B. If an account cannot be established for each unit separately, then electricity account will be in owners name, and tenants will need to send in a photo of meter readings, and it will be calculated and invoice sent to each unit.

Note this property has one main water meter with a sub meter for unit B, same as the electricity, if a separate account cannot be established, tenant is required to take a photo and send to property manager and it will be calculated and invoice sent to each unit A and B for payment.

Note any pension discount cards cannot be used for discounted services if utilities remain in owners name.

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 Lee Halton on 0402884642 or lee.halton.ljhooker.com.au for a no-obligation and confidential conversation. 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.

MORE DETAILS

Property ID	3UT3FGJ
Property Type	House
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Built-in-Robes
	Remote Garage

Amanda Ball

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