






34B Bindarri Loop, Yanchep

2  1  0 

## Near new home waiting for you

UNFURNISHED: Duplex Under Same Roof, Offering Unit B, Brand New! 2 bedroom 1 bathroom Home, single car space next to 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. Offering 34B Bindarri Loop, Yanchep, a 2x1 residence.

Brand new build 2024 offering 2 bedrooms, 1 bathroom, with european laundry, and single car space to side of the garage (not undercover).

Bedrooms are light and bright, with 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 yard which is securely fenced and private to unit A

Close to the ocean, school, playgrounds, parks, medical centers, fast

### FOR RENT

Please Call

### AGENTS

Olivia Dangerfield  
olivia.dangerfield@ljhooker.com.au

### AGENCY

LJ Hooker City Residential  
(08) 9325 0700

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.



food restaurants public transport.

Features:

- Kitchen boasts quality cooking appliances and dishwasher, gas cooktop
- Split system Airconditioning
- 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 A
- Quality window blinds
- Led downlights throughout
- Low maintenance gardens, secure rear yard

# Note this property has one electrical meter with a second dual digital sub meter for unit B, If electricity account cannot be established separately, it will be read, 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 reading, if it cant have a separate account established, the 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](mailto: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.

- **\*\*Please note the lessor makes no representations about the availability of 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.**
- **\*\*TO ARRANGE A VIEWING PLEASE CLICK ON THE 'CONTACT THE AGENT' BUTTON OR THE 'BOOK INSPECTION' BUTTON AND YOU WILL BE SENT AN INSTANT REPLY TO REGISTER FOR THE SCHEDULED VIEWING/S\*\***
- **\*\*BEWARE OF SCAMS ONLY ARRANGE PROPERTY VIEWINGS THROUGH US, NOT DIRECTLY WITH ANYONE CLAIMING TO BE THE OWNER.**
- **\*\*HOME OPEN TIMES ARE SUBJECT TO CHANGE WITHOUT NOTICE.\*\*** Please be on time so you have sufficient time to fully

view the property and ensure that it meets your requirements as viewing times cannot be extended, so as not to cause delays for the next home open. See You There.\*\*

## MORE DETAILS

Property ID	3U2WFGJ
Property Type	House
Including	Air Conditioning
	Toilets (1)
	Dishwasher
	Built-in-Robes

### Olivia Dangerfield

Leasing Manager | [olivia.dangerfield@ljhooker.com.au](mailto:olivia.dangerfield@ljhooker.com.au)

### LJ Hooker City Residential (08) 9325 0700

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