



10 Matterhorn Road, Baldivis

Under Offer by Jessica Kaku | Dual-Living Powerhouse!

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Jessica Kaku is proud to present 10 Matterhorn Road, Baldivis.

This is an exceptional opportunity to secure a dual-residence powerhouse that delivers strong rental returns, modern comfort, and impressive versatility. Set in a highly convenient Mandurah location, the property features two fully self-contained homes on one 500m² block-perfect for investors, multi-generational living, or those seeking adaptable lifestyle solutions.

PROPERTY FEATURES —10 MATTERHORN;

- Three well-sized bedrooms with built-in robes
- Two modern bathrooms
- Reverse-cycle air conditioning in the master bedroom and living area
- Well-maintained carpets throughout
- Open-plan living and kitchen with stainless steel appliances
- " Double garage
- " Bright décor with abundant natural light
- Fully fenced backyard offering excellent privacy

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FOR SALE

Best Offer Over \$1,000,000

AGENTS

Jessica Kaku

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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 — 10A MATTERHORN:

- Two well-sized bedrooms with semi-ensuite
- Reverse-cycle air conditioning in the master bedroom and living area
- Well-maintained carpets throughout
- " Open-plan living and kitchen with stainless steel appliances
- " Bright, light-filled décor
- Fully fenced backyard with great privacy
- Single carport with additional parking

PRIME LOCATION:

- minute drive to Baldivis Primary School
- minute drive to Stockland Baldivis Shopping Centre
- Under 5 minutes to freeway access
- Childcare located at the end of the street
- Situated in an established, family-friendly neighbourhood

KEY DETAILS:

- 10 Matterhorn leased at \$590 per week (exp. March 2026)
- 10A Matterhorn leased at \$490 per week (exp. February 2026)
- " Combined rental income exceeding \$1,000 per week
- " Land Area: 500m²
- " Build Area: 136m²
- Rental Appraisal: (3x2) \$580-\$600 per week (2x1) \$490 - \$510 per week

RATES:

- Water Rates: Approx. \$1,506 per annum
- Council Rates: Approx. \$3,670 per annum

Please note: Gas and electricity are both individually sub-metered.

A dual-living property is a strategic investment that delivers lifestyle flexibility and strong financial performance. It offers the ability to generate additional income, reduce living costs, or comfortably house extended family while maintaining privacy. For investors, it presents a high-yield, low-risk opportunity, and for owner-occupiers, it provides adaptable spaces that evolve with changing needs—an asset that enhances daily living while driving long-term value.

What are you waiting for? -contact Jessica today to secure this exceptional dual-living opportunity.

MORE DETAILS


Property ID 4SDTFF2
Property Type House

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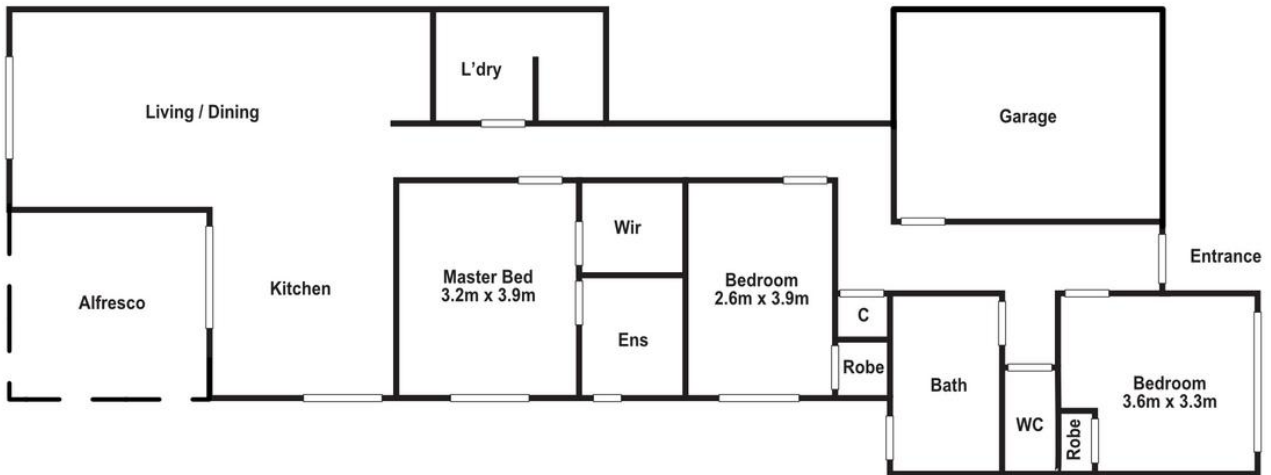


10a Matterhorn Rd, Baldivis

block size 500 m² | building 136m² | 3 x  2 x  2 x 



Jessica Kaku | 0422 114 037



Visit 3D space on
 Matterport



*scale in metres. dimensions are approximate. all information contained herein from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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