



39 Espirit Way, Baldivis

A Spacious Family Home with the Future in Mind

PLEASE CALL TO VIEW

Jessica Kaku is proud to welcome you to 39 Espirit Way, Baldivis!

Tucked away in a peaceful location, this beautifully presented home offers the perfect blend of space, comfort and practicality - with the added benefit of a fixed-term lease already in place.

Whether you're an investor looking for a property with a tenant secured from day one, or a homebuyer prepared to wait and eventually make this spacious property your own, this is an opportunity worth putting on your radar.

From the moment you arrive, the welcoming entry sets the tone. High ceilings create an immediate sense of space, while easy-care tiled flooring flows through the main living areas and hallway.

The generous floorplan has been thoughtfully designed to give everyone their own space.

Room for the whole family:

4 2 4

FOR SALE
Offers Invited!

VIEW
By Appointment

AGENTS

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Interested parties must rely solely on their own enquiries.



To one side of the home, you'll find three generously sized minor bedrooms, each complete with double built-in robes and ducted heating and cooling for year-round comfort.

The bedrooms are serviced by a family bathroom featuring both a bath and separate shower, making it practical for families with young children, while a separate toilet adds convenience.

Privately positioned away from the minor bedrooms, the master suite offers a peaceful retreat of its own. Featuring plush carpeting, generous proportions, a walk-in robe and private ensuite, it's a space designed for comfort.

The heart of the home:

At the centre of the property is the expansive open-plan living and dining area, creating the perfect space for everyday family life and entertaining.

And then there's the kitchen - a real standout.

Designed with functionality and storage in mind, the kitchen features stone benchtops, stainless steel appliances, a 5-burner gas cooktop, dishwasher and plenty of preparation space. There is room for a double fridge/freezer, while the huge walk-in pantry provides shelving on both sides, giving you an abundance of storage.

With plenty of windows throughout, natural light fills the living spaces, while ducted air-conditioning helps keep the home comfortable all year round.

A generously sized laundry is conveniently positioned nearby, adding even more practicality to an already well-designed floorplan.

Step outside:

The backyard offers plenty of room to enjoy, featuring a good-sized grassed area with reticulation, making it ideal for children to play, pets to stretch their legs, or simply enjoying some outdoor space.

This space also features a private undercover patio area, providing the perfect spot to entertain, relax or enjoy outdoor living all year round, come rain or shine.

High fencing provides an added sense of privacy, while walk-in side access on both sides of the property adds excellent practicality for storing trailers, boats, caravans or simply making the most of the backyard.

Family-friendly location:

Positioned in a convenient family-friendly pocket, the home is directly opposite the family-friendly playground within Elderberry Reserve, providing an easy place for the kids to enjoy outdoor play just across the road.

Baldivis Gardens Primary School is also conveniently located within walking distance, making the school run simple and convenient.

For everyday essentials, Spudshed Baldivis and The Whitehorse Tavern are approximately 3 minutes away by car, while the Kwinana Freeway is around 10 minutes away, providing easy access for commuters travelling north or south.

An opportunity with options:

With a fixed-term lease currently in place, this property provides flexibility depending on your plans.

For investors: secure a spacious, low-maintenance family home with a tenant already in place.

For future owner-occupiers: secure the property now and enjoy the peace of mind of knowing you have your future home waiting for you when the lease comes to an end.

FEATURES YOU'LL LOVE:

- High ceilings & spacious entry
- Four generous bedrooms, each with built-in wardrobes
- Master bedroom with WIR & ensuite
- Kitchen with stone benchtops & stainless steel appliances
- Huge walk-in pantry
- Open-plan living & dining
- Ducted heating & cooling
- Double garage
- Reticulated backyard with grassed area
- Undercover patio for year-round entertaining
- High fencing & side access both sides

KEY DETAILS:

- " Land area: 463m²
- " Floor area: 141m²
- Year Built: 2024
- Rental Appraisal: \$690- \$720 per week
- Currently tenanted with a fixed-term lease in place until 20 November 2027, returning \$690 per week

RATES:

- " Council Rates: Approximately \$2,589.66 (2026 —2027 financial year)
- " Water Rates: Approximately \$1,218.14 p.a. (2025—2026 financial year)

With generous bedrooms, multiple living zones, exceptional kitchen storage, ducted comfort, a private backyard and a quiet cul-de-sac position, this is a home that offers plenty of space today - and plenty of possibilities for tomorrow.

Contact Jessica today to find out more or arrange your inspection.

MORE DETAILS

Property ID	4TXEFF2
Property Type	House
House Size	141 m2
Land Area	463 m2

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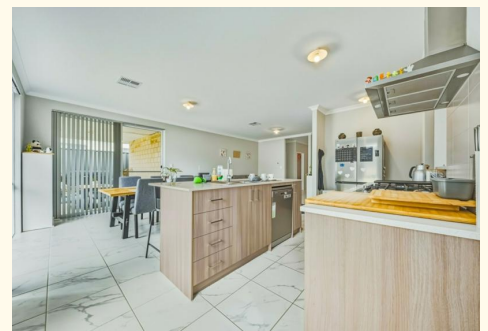
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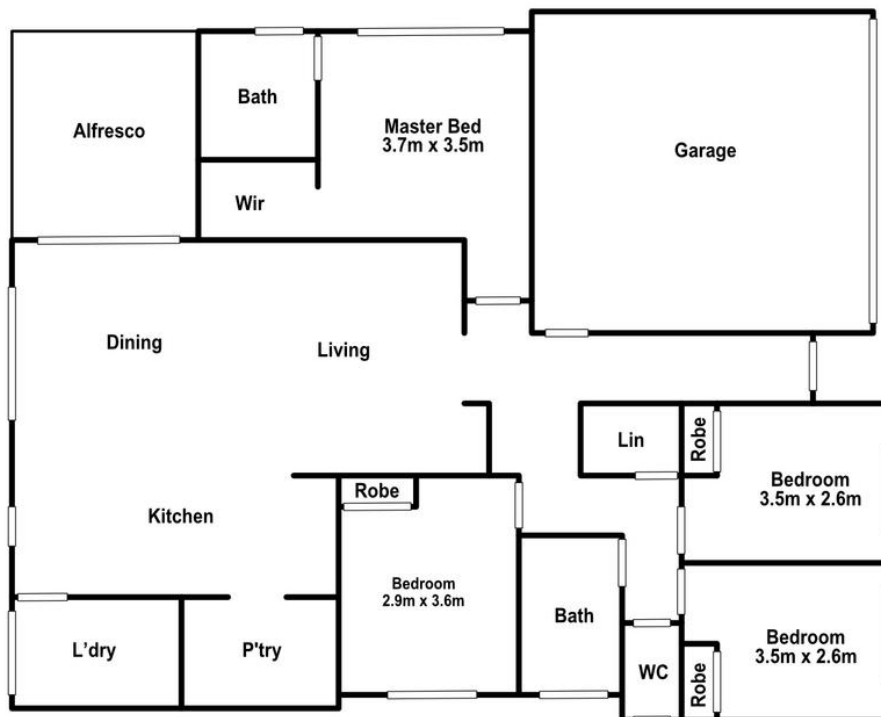


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block size 463 m² | building 141m² | 4 x  2 x  2 x 



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*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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