



Baldivis, 4x2x2 + Theatre, 375 sqm, Classic Plus

ID: ZC7807555111

Total Price : 639,329.00

House price AU\$ 340,329.00

Land price AU\$ 299,000.00



4 bed



2 bath



200.83 m²



m²

Baldivis is a rapidly growing residential area, 43km from the Perth CBD and 11km from the regional centre of Rockingham. **POPULATION** The suburb of Baldivis had a population of 31,663 in 2016 with 20.88% of occupied private dwellings being rented. **PEOPLE OF BALDIVIS** The majority of people who are living in Baldivis are families, from young couples with babies to parents with older teenagers, it is a true family area with 82.7% being family households. A closer look into the structure of the households in Baldivis showed that the families in Baldivis were 54.3% were couple families with children, 32.6% were couple families without children and 12.2% were one parent families. The most common occupations in Baldivis include technicians and trade workers (20.4%) and administrative works (13.7%) with a median weekly income of \$842. Located in Western Australia, Baldivis offers a prime investment opportunity with its appealing house and land packages. This thriving suburb boasts a well-established infrastructure, attracting a diverse community of residents. **Key Features:** **Infrastructure:** Baldivis is equipped with excellent amenities, including schools, shopping centers, and medical services, ensuring convenience for residents. **Beach Proximity:** Just a short distance from pristine beaches, Baldivis provides a perfect escape for beach enthusiasts. **Growth Potential:** Baldivis exhibits promising growth potential due to ongoing development and infrastructure expansion. **Rental Demand:** With a current vacancy rate of approximately 0.5%, Baldivis offers strong rental demand, making it an attractive choice for investors.



Elevation A



Elevation B



Elevation C

Specifications

- Selection of remote control sectional garage door
- Blue pine roof timber
- Structural engineers site report (standard block)
- Site contour survey
- Power connection allowance
- Sewer connection allowance
- Water connection allowance
- Shire building fees
- Re-peg allowance
- Termite treatment
- Concrete pump (standard block)
- Gas connection allowance

Interior

- Mirrored sliders to all robe recesses
- Soft close drawers
- ABS edging to cabinets and shelving
- Lever door handles
- 450 x 450 porcelain tiles & carpets
- Blinds throughout
- Stone benchtops to Kitchen only
- European fixtures and fittings

Kitchen (includes scullery where applicable)

- Mirrored sliders to all robe recesses
- Soft close drawers
- ABS edging to cabinets and shelving
- Lever door handles
- 450 x 450 porcelain tiles & carpets
- Blinds throughout
- Stone benchtops to Kitchen only
- European fixtures and fittings

Construction Specifications

- Mirrored sliders to all robe recesses
- Soft close drawers
- ABS edging to cabinets and shelving
- Lever door handles
- 450 x 450 porcelain tiles & carpets
- Blinds throughout
- Stone benchtops to Kitchen only
- European fixtures and fittings

Electrical

- Mirrored sliders to all robe recesses
- Soft close drawers
- ABS edging to cabinets and shelving
- Lever door handles
- 450 x 450 porcelain tiles & carpets
- Blinds throughout
- Stone benchtops to Kitchen only
- European fixtures and fittings

Doors & Windows

- Mirrored sliders to all robe recesses
- Soft close drawers
- ABS edging to cabinets and shelving
- Lever door handles
- 450 x 450 porcelain tiles & carpets
- Blinds throughout
- Stone benchtops to Kitchen only
- European fixtures and fittings

Ensuite, Bathroom, toilet & Laundry

- Mirrored sliders to all robe recesses
- Soft close drawers
- ABS edging to cabinets and shelving
- Lever door handles
- 450 x 450 porcelain tiles & carpets
- Blinds throughout
- Stone benchtops to Kitchen only
- European fixtures and fittings

Inclusions

- Stone benchtops: Kitchen,Laundry,Ensuite,Bathroom
 - Garage: Garage - Remote control
 - Living room ceiling height: 28c cm
 - Garage ceiling height: 25c cm
 - Alfresco ceiling height: 25c cm
 - Front Elevation: Acrylic texture render
 - Kitchen Appliances Upgrade to the value of AU\$
 - Water tap to Fridge recess: No
 - Shower recess: hobless
 - Main Flooring: 450 x 450 mm Tiles
 - Carpets to Bedrooms and Theatre: Builders Standard Range, with 8mm Dunlop underlay
 - Internal Paint: 1 sealer, 2 coats
 - Windows: Single Glazing
 - Window Treatments: Vertical blinds
 - LED Lighting: Light for Light replacement
 - Alarm:
 - Air-Conditioning: fully ducted Reverse cycle Air-Conditioning
 - Finishing items: Fold-up 2-tier Washing line,Additional landscaping
 - Front & Rear Landscaping: Yes
 - Fencing to 3 sides: Yes
 - Siteworks Allowance: Fixed Siteworks
 - Additional Appliances:
 - Including: earthworks,soil and contour report,Stormwater Disposal,Engineers Details,Council Crossover
 - Additional Paving: In front of Laundry
 - Robe doors: Vinyl with Aluminium frame
 - Kitchen sink: Undermount
 - NBN: Available
- Designer Kitchen with freestanding stove, rangehood, high gloss two tone cabinetry, extensive drawers - European Shower heads - Larger wet area tiles - Ensuite with single designer vanity and high gloss cabinetry - Bathroom with single designer vanity and high

Construction and warranty

Construction method: Double brick

Structural warranty: Lifetime

CBD: 45 km
Airport: 52 km
Medical centre: 1 km
Beach: 15 km
Shopping: 2 km
Freeway: 1 km
Train station: 5 km
Public transport: 1 km

Schools

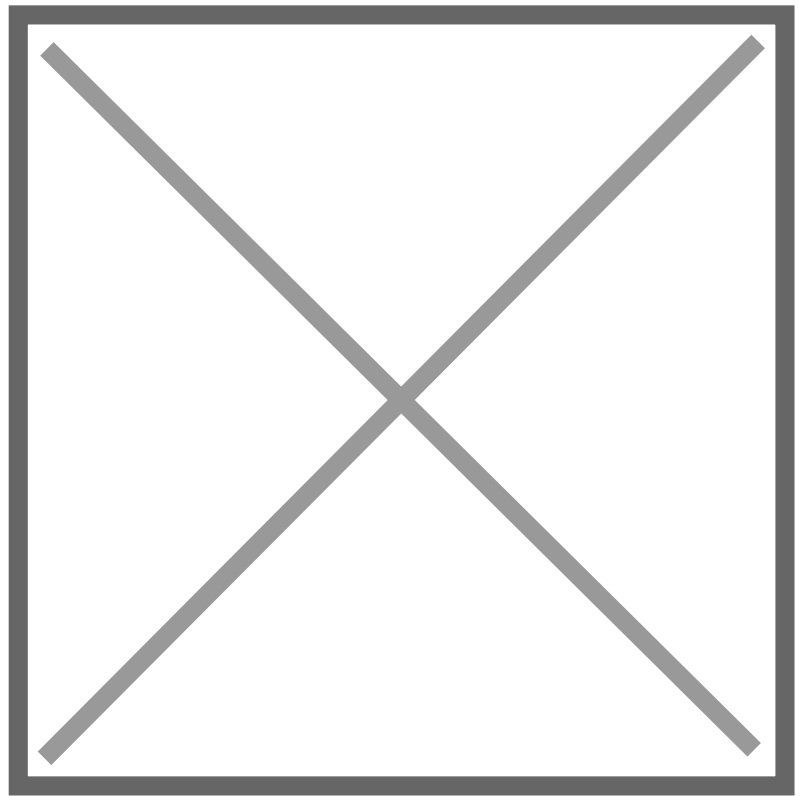
Baldivis Primary School Makybe Rise Primary
School Tuart Rise Primary School Tranby College
Baldivis Secondary College Ridge View Secondary
College

Shopping options

Stockland Baldivis Shopping Centre Baldivis
Square Shopping Centre Baldivis Shopping Centre
Baldivis Central Shopping Centre Baldivis Square
Shopping Centre

Medical services

Baldivis Medical Centre Baldivis Family Medical
Centre Baldivis Pharmacy Baldivis Health &
Wellness Centre Baldivis Physiotherapy and Pilates
Clinic

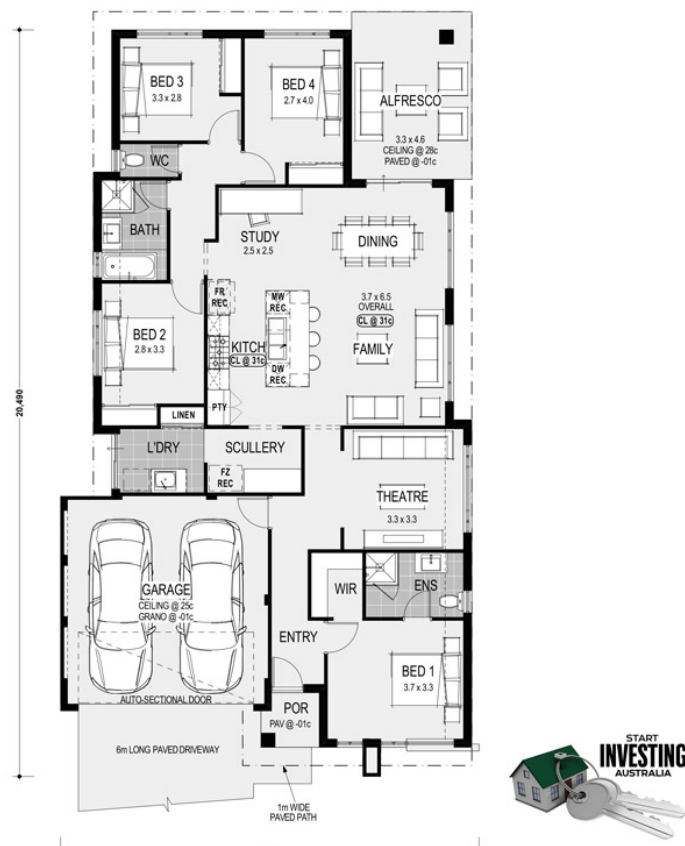


Location:Cheshire Drive, Baldivis, Western Australia, 6171, Australia

Incentive Picture 1



House Plan 1



Color Board :Luxe

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Complimentary Luxe Finishes

Luxe Exterior Finishes



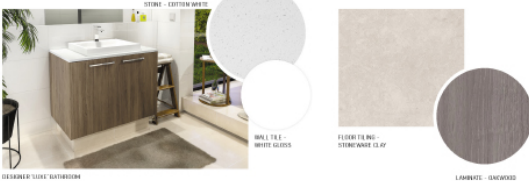
Luxe Kitchen Finishes



Luxe Main Flooring



Luxe Bathroom Finishes

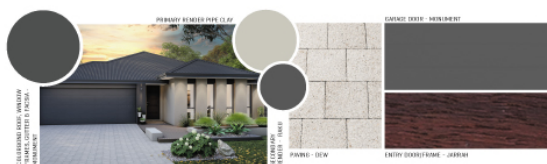


Color Board :Urban

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Complimentary Urban Finishes

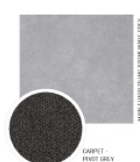
Urban Exterior Finishes



Urban Kitchen Finishes



Urban Main Flooring



Urban Bathroom Finishes

