



## CURRENTLY NOT AVAILABLE: Baldivis, 3x2x2, 260qm, Classic Plus

ID: ZC7807555111121

**Total Price : 545,702.00**

House price AU\$ 320,702.00

Land price AU\$ 225,000.00



3 bed



2 bath



165.36 m<sup>2</sup>



m<sup>2</sup>

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
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## Construction Specifications

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## 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
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## Doors & Windows

- Mirrored sliders to all robe recesses
- Soft close drawers
- ABS edging to cabinets and shelving
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- Blinds throughout
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## 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: 28c 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: Provisional 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: Above mount
  - NBN: Available
- o Della Vita Classic Kitchen o Della Vita Designer Scullery (if applicable) o Della Vita Single Designer Vanities to Ensuite & Bathroom

## 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

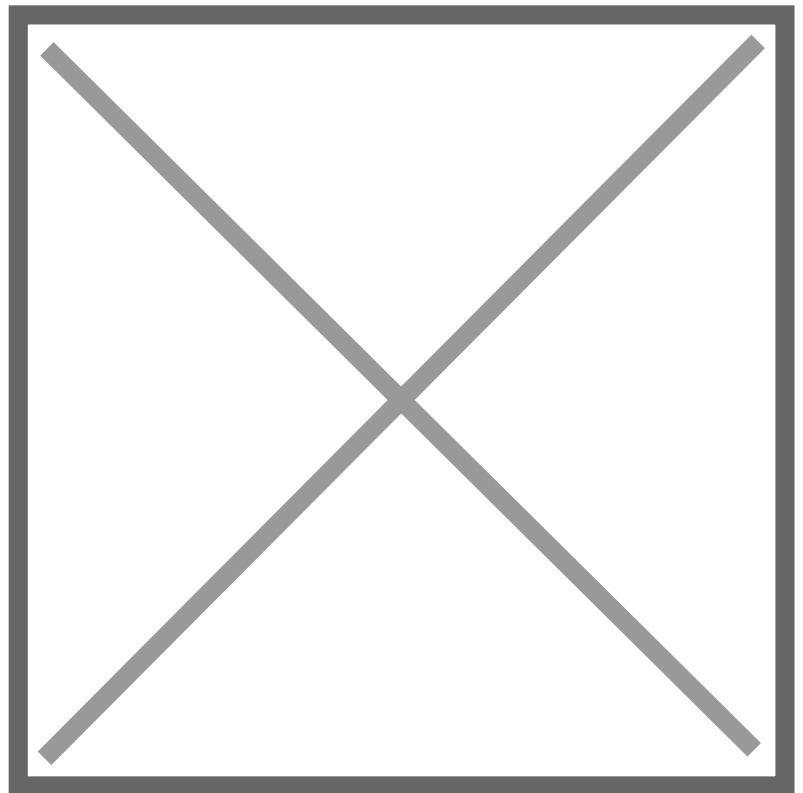
Baldivis Primary School Makybe Rise Primary  
School Tuart Rise Primary School Tranby College  
Baldivis Secondary College Ridge View Secondary  
College

#### 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

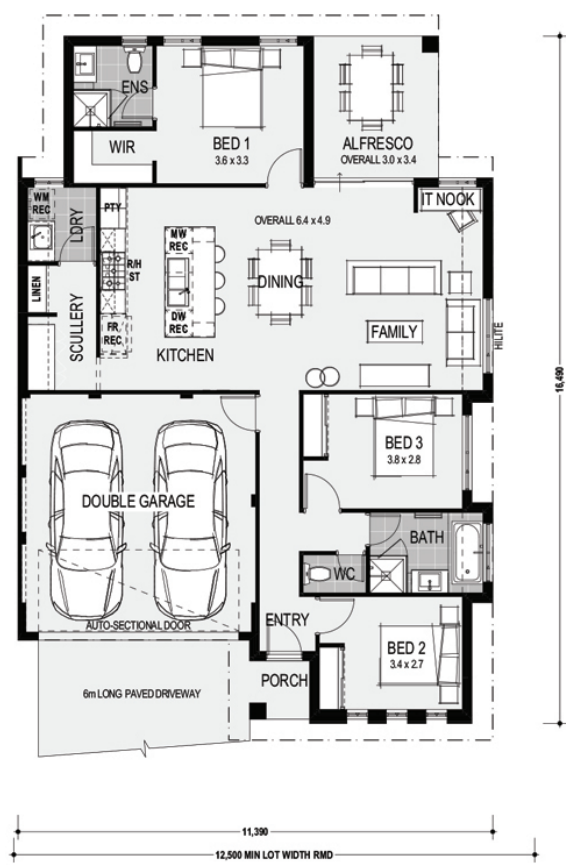


**Location:** Sandbanks Road, Baldivis, Western Australia, 6171, Australia

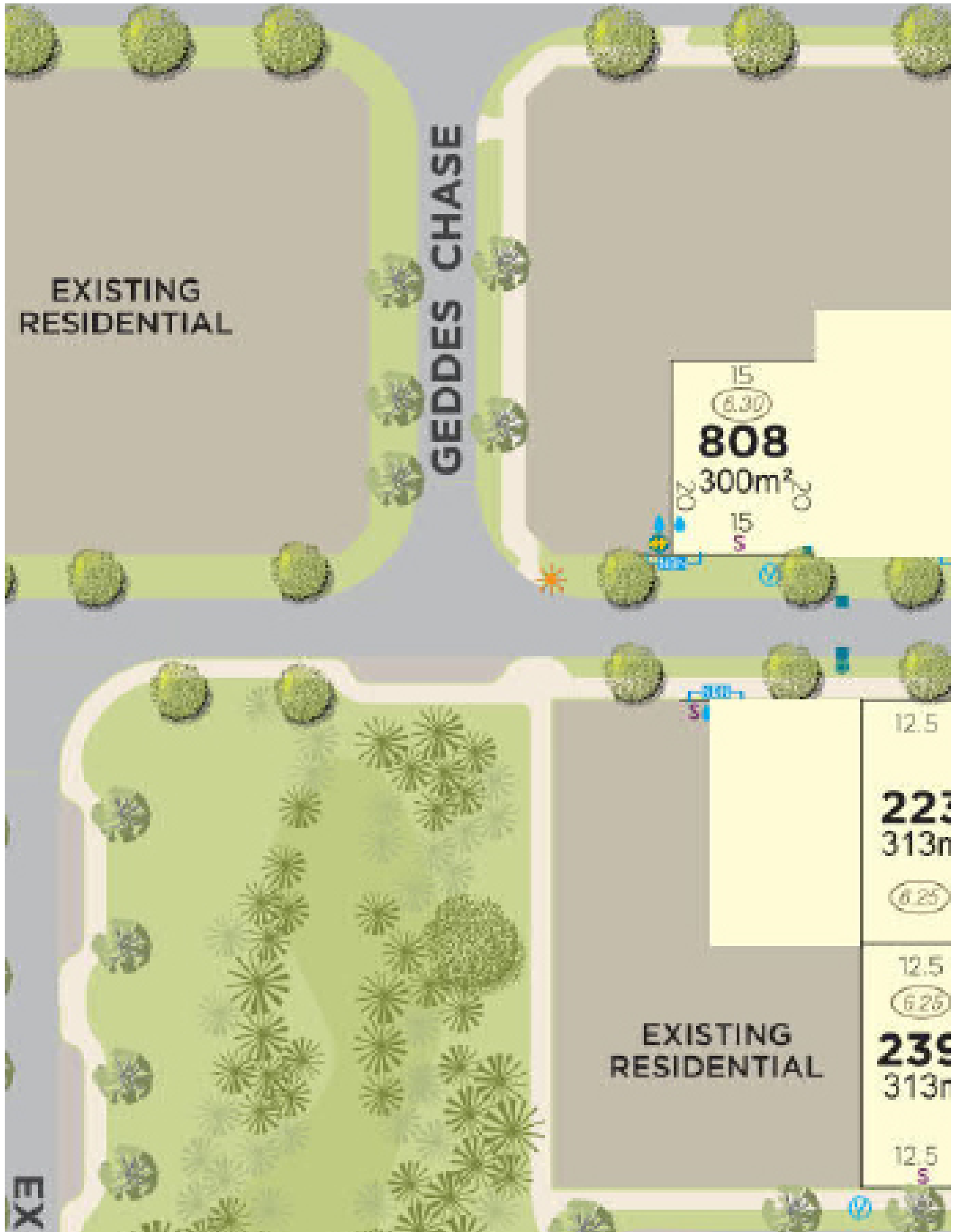
## Incentive Picture 1



House Plan 1



## House Plan 3



## Color Board :Luxe

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## Complimentary Luxe Finishes

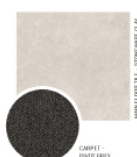
### Luxe Exterior Finishes



### Luxe Kitchen Finishes



Luxe Main Flooring



### Luxe Bathroom Finishes



## Color Board :Urban

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## Complimentary Urban Finishes

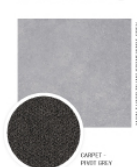
### Urban Exterior Finishes



### Urban Kitchen Finishes



## Urban Main Flooring



### Urban Bathroom Finishes

