



## 56 Macadamia Avenue BALDIVIS WA 6171

 3  2  2

\$595 per week

Date available: 11 September 2024

[Book Inspection](#)

### In the zone!

Be fast to secure this great three bedroom family home nestled in a sought after community offering an easy lifestyle amongst other families and beautiful homes.

#### THE LOCATION

Tucked away in the prestigious Rivergums estate you will find this gem, perfectly positioned just a stroll from Baldivis Secondary College and Rivergums Primary as well as the local parks to take the kids out for an afternoon of fun in the sun. Easy access to freeways north and minutes drive to the Stockland Shopping Centre which boasts plenty more restaurants, pubs and shops for your perusal.

#### THE RESIDENCE

- > Modern kitchen with gas cooking, great bench space & ample cupboard space
- > Light and airy open plan living and dining areas
- > Spacious home theatre / second living area
- > Master bedroom with walk in robe and ensuite
- > Double sized minor bedrooms, complete with built in robes
- > Ducted air conditioning
- > Lovely outdoor alfresco entertaining

56 Macadamia Avenue BALDIVIS WA 6171

> Private backyard with lush landscaped lawns and gardens

Ingoing Costs:

Two weeks rent: \$1,190.00

Bond (4 weeks rent): \$2,380.00

Total Costs: \$3,570.00

HOW TO VIEW THIS PROPERTY

Arranging inspections is easy!

Simply go to our website: [www.jonesballard.com.au](http://www.jonesballard.com.au) and click the 'Book Inspection' button for that rental property.

To apply, the property MUST be viewed. Following your inspection a link to apply online will be emailed to you.

# Gallery

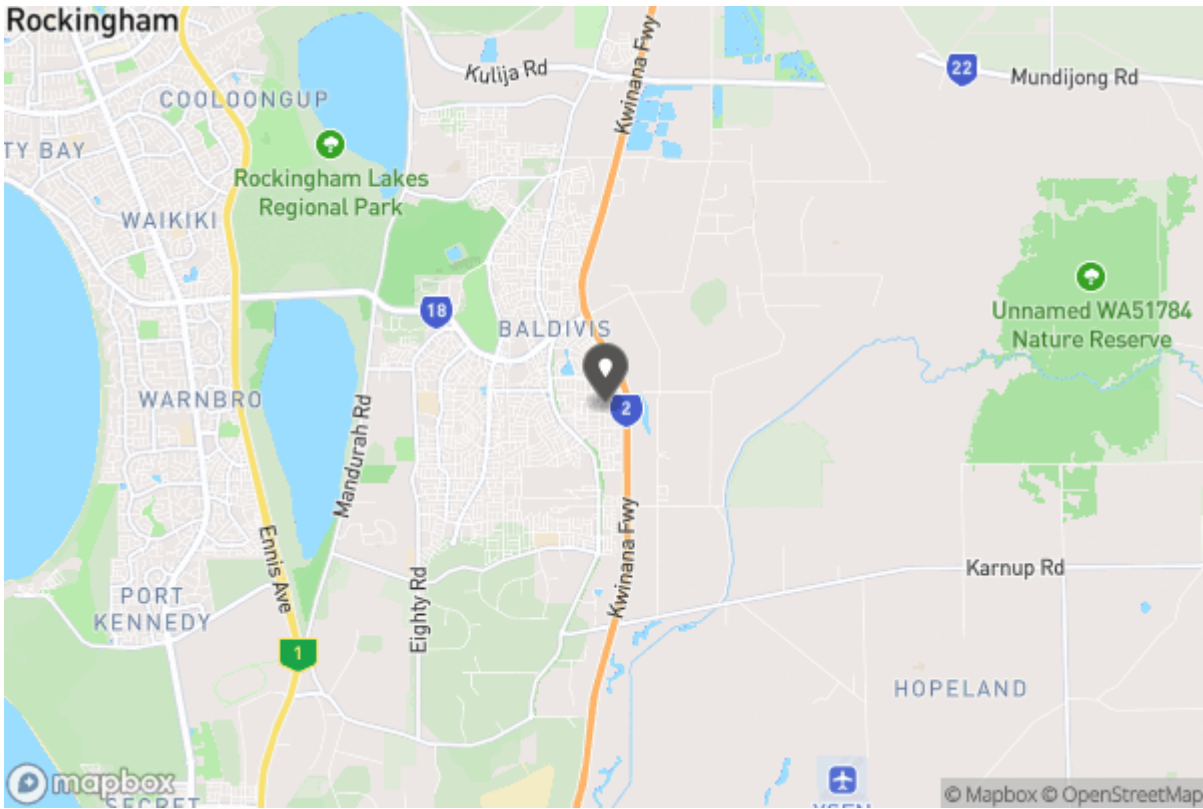








# Location Map



# Floor Plans



56 MACADAMIA, BALDIVIS

DISCLAIMER  
PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO SURVEY AND ENCOURAGEMENT AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.



Don't forget to confirm your inspection by SMS or email

Kelly Paddison

kelly.paddison@jonesballard.com.au

08 9474 1533  
175 Labouchere Road  
Como WA 6152

### Why Book with Jones Ballard

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Property?agentID=MD22298&uniqueID=R815381>