



## 13 Timbarra Street, BALDIVIS, WA 6171

### Set, Forget & Invest - Feature-Packed Home with Lease in Place

Welcome to 13 Timbarra Street, Baldivis - a well-presented and thoughtfully designed home offering modern comfort, low-maintenance living, and strong investment appeal. Positioned on a desirable corner block with great street presence, this property is perfectly suited to investors seeking a secure return or owner-occupiers planning ahead.

Currently tenanted at \$620.00 per week until 05/10/2026, this is an excellent opportunity to secure a property with immediate rental income in place.

From the moment you arrive, the home impresses with its neat presentation and added security features including roller shutters to the front windows. Inside, a fresh, neutral colour palette and wood-look flooring through the main living areas and master bedroom create a warm and contemporary feel.

A minor bedroom is positioned at the front of the home, ideal as a guest room, home office, or additional living flexibility.

The master suite offers a light-filled retreat, complete with walk-in robes and a modern

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**TYPE:** Under Contract

**INTERNET ID:** L40705089

#### SALE DETAILS

**From \$769,000**

#### CONTACT DETAILS

**Jacob King**  
0416438583

open ensuite featuring a spacious double shower and sleek finishes.

The heart of the home is the open plan living and dining area, designed for both comfort and functionality. This space is complemented by ducted reverse cycle air conditioning throughout, ensuring year-round climate control. The modern kitchen is well-appointed with stainless steel appliances, gas cooking, dishwasher, pendant lighting, and ample storage.

A separate theatre room provides additional living space, perfect for movie nights or a quiet retreat, complete with carpet and roller shutter for added comfort and privacy.

The remaining minor bedrooms are all well-sized and carpeted, serviced by a modern main bathroom featuring contemporary finishes. The laundry is practical and includes a linen cupboard for additional storage.

Step outside to a low-maintenance backyard featuring an alfresco entertaining area with poured limestone underfoot, established gardens, and easy-care lawns - ideal for relaxed outdoor living without the upkeep.

Adding further value, the property is equipped with a water filtration system installed within the garage, enhancing everyday living convenience.

A double automatic garage provides secure parking and convenience, while the corner block position offers additional accessibility and appeal.

Key Features Include:

- Currently leased at \$620.00 per week until 05/10/2026
- Positioned on a corner block with great street appeal
- Double automatic garage with secure internal access
- Roller shutters to some windows, adding peace of mind
- Ducted reverse cycle air conditioning throughout
- Wood-look flooring to living areas and master bedroom
- Neutral décor and well-maintained presentation throughout
- Master bedroom with walk-in robes and modern open ensuite with double shower
- Open plan living and dining area with excellent natural light
- Modern kitchen with stainless steel appliances, gas cooking, dishwasher & pendant lighting
- Separate carpeted theatre room for additional living space
- Three additional minor bedrooms, all carpeted
- Modern main bathroom servicing minor bedrooms
- Laundry with linen cupboard for extra storage
- Alfresco entertaining area with poured limestone finish
- Low maintenance lawns and established gardens

- Solar panels for energy efficiency
- Water filtration system installed in the garage

Offering a secure tenancy, modern features, and an easy-care lifestyle, this property presents a fantastic opportunity to invest or plan your future move into a well-located Baldivis home.

\*\*\*The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

\*All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision. \*\*\*

Other features: Carpeted, Close to Schools, Close to Shops, Openable Windows, Window Treatments

- Land Area 346.00 square metres
- Building Area: 150.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double garage
- Floorboards











FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

HOUSE	: 150.16 m <sup>2</sup>
GARAGE	: 34.79 m <sup>2</sup>
ALFRESCO	: 12.53 m <sup>2</sup>
PORTICO	: 4.21 m <sup>2</sup>
TOTAL	: 201.69 m <sup>2</sup>

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