

Sold

**SOLD!**  
**IN 6 DAYS!**

3 Barbon Lane, Baldivis



**SOLD SOLD SOLD!** Perfect for those wanting to downsize, invest, or looking to buy their 1st home. But hurry, homes of this caliber do not last.

Perfectly positioned directly opposite a delightful park, this modern and well-maintained home is perfect for the kids or your family pet to have their daily walk.

Built with style, security, and convenience in mind, this home is the complete package and fantastic opportunity to create your very own low-maintenance, high-quality lifestyle.

On top of the 3 generous size bedrooms, this bright and airy floor plan also includes:

- Your very own theatre room, already set up for Foxtel streaming
- A supersized master bedroom suite that will fit a king-size

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323 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	206
<b>Land Area</b>	323 m2
<b>Floor Area</b>	130.06 m2

#### Agent Details

Saskia Wrobluskie - 0477  
726 849

#### Office Details

Advantas Property Group  
Suite 13/3 Statesman  
Parade Baldivis, WA, 6171  
Australia  
0895 680 960

bed with ease

- Ample entertainment space at both the front & rear of your property. Perfect if you do have pets and want to separate the two spaces.
- Beautiful timber decking to the rear, a perfect location for a spa
- Retractable shade sail over the timber decking
- Peace of mind for anyone who works away as this home is already set up with crimsafe security doors & windows throughout and a security camera to the rear
- Ducted air-conditioning throughout
- Stylish remote-controlled LED light/fan combo to the living, theatre, and master rooms
- NBN ready

Call Saskia on 0477 726 849 and book your inspection today!

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

Figure 1 is a hierarchical tree diagram illustrating the breakdown of the 2000 US population by age group and sex. The total population is 280 million. The breakdown is as follows:

- 2000 US population** (280 million)
  - 100 million males**
    - 0-14 (20 million)
    - 15-64 (50 million)
    - 65+ (30 million)
  - 180 million females**
    - 0-14 (30 million)
    - 15-64 (80 million)
    - 65+ (70 million)

The diagram further breaks down these age groups into specific age ranges (e.g., 0-4, 5-9, 10-14, etc.) and provides the corresponding population counts for each segment.

**European House Borealis**  
Footcoped Movement Zone  
Hazard level H2

WIND CLASSIFICATION  
AS PER ENGINEER'S CERTIFICATE OF INSPECTION

- PLACE BRICK TO BRICK SURFACES TO BE EXPOSED BY CONCRETE JOINT
- BRICKWORKING AND TO BRICKWORK ONLY. PLASTER BRICKS NOT ALLOWED FOR
- HOLDING DOWN RODS TO BRICK PLANS WITH BRICK CHISEL
- HOLDING DOWN STRAPS TO BRICK PLANS WITH NO BRICK OVER

...ACCEPT FOR DRAIN IN ACCORDANCE WITH STRUCTURE ENGINEER'S DETAIL.  
...ACCEPT COVER BEHOLD TO MANUFACTURER'S SPECIFICATIONS

• NO FLAMEPIES A NO/ON EFFICIENT VENTILATION  
• HIGH J.A.P. TO INCREASE VENTILATION  
• CONNECTED TO ROOF SHALL BE AT CONTRAST TO  
• ROOF PLANS IN ORDER TO BE

ATTENTION TO DESIGN SPECIFICALLY BUILTS FOR JOINT VENTILATION REQUIREMENTS  
-CORRUG PLASTER READS THAT CORRUSS ONLY WOULD COVER SCOTCH-ON-PLANK  
-W/ OFF HANGS TO BRACKETED W/ ROOMS  
-REMOVE CORRUSS, ADDITIONAL DOWN TO-CLASH (REFER TO ALUMINUM)

[illegible]

May 15

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