






Photo's coming soon...

Leased

 **LJ Hooker**  
Property Experience

5A Merredin Heights, Dawesville

1  1  0 

## Furnished 1x1 Townhouse - Quiet Street & Great Location

Welcome to 5A Merredin Heights, Dawesville - a unique opportunity to enjoy relaxed coastal living just south of Mandurah, with everything this sought-after area has to offer.

This beautifully presented, fully furnished townhouse is perfect for seniors, FIFO workers, or singles/couples seeking a low-maintenance lifestyle. Simply arrive with your suitcase - everything you need is already here!

### Property Features:

- Open-plan living, dining, and kitchen area
- Spacious master bedroom with built-in mirrored robe
- Private balcony with tranquil water views - perfect for a relaxed morning
- Modern kitchen with electric oven, 2-burner induction cooktop, ample storage, pantry, and breakfast bar
- Stylish bathroom with walk-in shower
- Small outdoor area to enjoy the sunshine (not enclosed)
- Laundry conveniently located in the garage

### Additional Features:

- Split-system air conditioners for year-round comfort

### FOR RENT

Please Call

### AGENTS

Hollie Rundell

0421 639 598

[inspections.mandurah@ljhooker.com.au](mailto:inspections.mandurah@ljhooker.com.au)

### AGENCY

LJ Hooker Mandurah

(08) 9586 5555

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

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- Utilities included: water and electricity covered in the rent
- One secure undercover car bay (within a double garage)
- Additional driveway parking for a second vehicle

Important Note:

- Access to the townhouse requires climbing 17 stairs.
- A small pet may be considered upon application and owner approval.
  
- **\*\*Please note the lessor makes no representations about the availability of telephone lines, internet lines, or any other communications services to the premises. The tenant must make their own enquiries regarding the availability, cost, and/or installation of these services\*\*\***

Own your own investment property? If you are looking for property management services, we would love to hear from you. Contact our office on 9586 5555 or [reception2.mandurah@ljhooker.com.au](mailto:reception2.mandurah@ljhooker.com.au) for a no-obligation and confidential conversation. A direct link to our online application will be sent via SMS after viewing attended.

- Please note we do NOT accept 1Form applications\*

PLEASE READ - Important information regarding viewings. To arrange a viewing please click the "Contact Agent" button or the "Book Inspection" button and you will be sent an instant reply to register for the scheduled viewing/s. To be notified of viewing changes and cancellations, please register your details as above for the viewing. Notifications will not be sent if you are not registered.

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## MORE DETAILS

Property ID                    4T16FF2  
Property Type                House

**Hollie Rundell 0421 639 598**  
Property Management - Administration |  
[inspections.mandurah@ljhooker.com.au](mailto:inspections.mandurah@ljhooker.com.au)

**LJ Hooker Mandurah (08) 9586 5555**  
68 Mandurah Terrace, MANDURAH WA 6210  
[mandurah.ljhooker.com.au](http://mandurah.ljhooker.com.au) | [hello.south@ljhpxp.com.au](mailto:hello.south@ljhpxp.com.au)