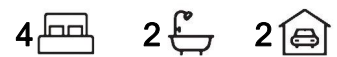


## Dawesville, 9 Woodstock Avenue

### Miami Beach - Exquisite Luxury Home



Unfurnished: Spacious 4-Bedroom, 2-Bathroom Home with Theatre and 2-Car Garage — Prime Location Near Beach, Schools, and New Shopping Centre

Important: Registration is required to attend the home open and receive updates on any changes.

This contemporary 4-bedroom, 2-bathroom home is a true gem, offering an abundance of modern comforts and stylish finishes throughout. Filled with natural light, this home offers spacious living with a functional, open-plan layout. Featuring a double garage, alfresco area, ducted reverse-cycle air conditioning, roller blinds, high-quality flooring, and carpets, this home is designed for easy, comfortable living.

As you enter, you're welcomed by a light-filled hallway leading to the expansive theatre room at the front of the home. This room features recessed ceilings and downlights,



**Disclaimer:** 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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[leasing.mandurah@ljhooker.com.au](mailto:leasing.mandurah@ljhooker.com.au)

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**(08) 9586 5555**

providing a peaceful retreat separate from the open-plan living area.

Further down the hall, you'll find the spacious bedrooms 2, 3, and 4, each offering double-sized rooms with built-in robes. These bedrooms share the modern main bathroom and a separate toilet.

The master suite is a true highlight, offering a king-sized room with dual walk-in robes and a private en-suite featuring a modern vanity, large shower, bath, and separate WC.

A central walk-in linen/storage area is conveniently located in the main hallway.

The open-plan living area is perfect for modern family life, with recessed ceilings, downlights, and a stunning kitchen that includes stone benchtops, a walk-in pantry, double fridge space with a plumbed water outlet for an ice-maker fridge, high-quality 900mm appliances, a dishwasher, and a scullery with extra stone countertops and cupboards.

The large laundry provides access to the walled clothesline in the backyard.

With ducted reverse-cycle air-conditioning, you'll stay comfortable year-round, and the alfresco area and low-maintenance rear yard offer the perfect space for outdoor entertaining and relaxing. Enjoy BBQs and unwind in your private yard, just a short distance from parks, the beach, and the new shopping precinct.

#### Key Features:

Double lock-up garage with shoppers' entry

Beachside location

Ducted reverse-cycle air conditioning

Modern, stylish finishes throughout

Spacious outdoor entertaining area

Stunning kitchen with stone benchtops and scullery

High-quality finishes

Close to shops, transport, and pristine beaches

To view the property, please ensure you register online.

\*\*\*Please note the lessor makes no representations about the availability of CTV/Alarms, 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 those 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 [hello.south@ljhpxp.com.au](mailto:hello.south@ljhpxp.com.au) for a no-obligation and confidential conversation.



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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.

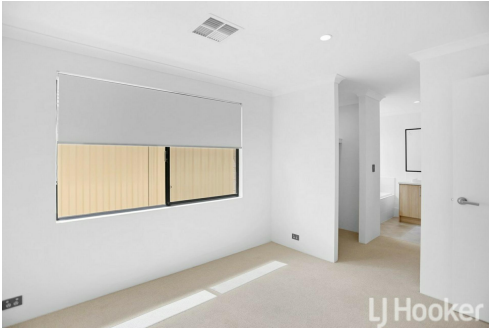
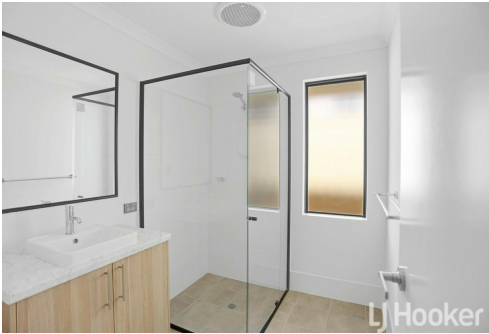
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## More About this Property

Property ID	4R5TFF2
Property Type	House
Land Area	460 sqm
Including	Air Conditioning Toilets (2)

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