



## Shoalwater, 16a Gloucester Avenue

Powered Workshop, Rear Yard Access-Walk to Beach!

UNFURNISHED: 4x2, 2 living areas, double garage, and powered workshop!

This lovely contemporary home is situated in one of Shoalwater's best leafy streets, boasting good sized bedrooms, 2 living areas a neutral colour palate and solid timber flooring throughout main living areas, complete with reverse cycle air-conditioning. Less than 100m to the one of the best beaches in WA to enjoy magical sunsets over the Indian Ocean.

Behind security gates you will find nestle away this sort after home with a low maintenance garden and secure fenced yard, its perfect to lock and leave to enjoy your evenings and weekends.

As you step inside to solid timber floor entry and hallway that leads you past a separate front lounge room which also boasts solid timber floors.

4 2 2

**For Lease**  
\$660 p/week

**View**  
Wed 29th Jan @ 12:00PM - 12:10PM

**Contact**  
**Sharnae Gray**  
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**LJ Hooker Mandurah**  
**(08) 9586 5555**

Across from the loungeroom you will discover a good size master bedroom, walk in robe and ensuite.

Follow down the entry hallway to the main open plan living and well-equipped kitchen with plenty of storage cupboards and island bench and dishwasher.

Bonus the minor good-sized bedrooms are located at the rear of the home along with built in robes, main bathroom, laundry room and a separate second toilet.

From the open plan living you step out to a fabulous patio entertaining area where you can relax daily and unwind while soaking in the fresh sea air enjoying that afternoon spritz, with low maintenance paved areas, lawn, gardens and the bonus a large, powered workshop!

#### Property Features;

- 4 bedrooms, 2 bathrooms,
- Solid timber floors to main living areas
- Master bedroom with own ensuite and built-in robe
- Walk to beach less than 100m
- Large separate light filled lounge room
- Secure backyard with large, powered workshop
- Ducted reverse cycle air conditioning
- Security remote control driveway gates

Close to Penguin and Garden Island Navy Barracks, beach, schools, local shops and cafes, 10 mins to Rockingham foreshore, hospital and major shopping centre.

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 About this Property

<b>Property ID</b>	4QT8FF2
<b>Property Type</b>	House
<b>Land Area</b>	605 sqm
<b>Including</b>	Air Conditioning Toilets (2)

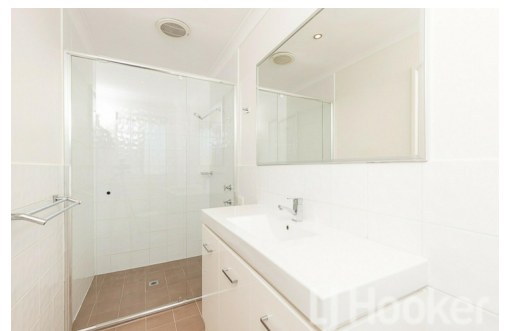
**Sharnae Gray 0421 639 598**

Leasing Manager | [leasing.mandurah@ljhooker.com.au](mailto:leasing.mandurah@ljhooker.com.au)

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