



53 Malleefowl Way, Alkimos

Love life by the coast & central to everything!

Welcome to 53 Malleefowl Way in the coastal suburb of Alkimos.

A modern home with a rendered facade and feature planters to the front adding great street appeal! In a quiet street surrounded by plenty of parks, cafes and restaurants in the heart of the Alkimos hub (Gateway shopping centre). Coastal location and so close to the beaches and foreshore, a short drive or stroll to Bathers Park Playground, Alkimos Beach lookout, The Beach House or Oceans 27 at your doorstep!

As you enter the home there is the master suite to the front and Bedroom Two is close for the younger members of the family wanting to be near parents, there is a dedicated separate theatre room for those movie nights and family nights in. The centre of the home is where you will all gather together for cooking, meals and relaxing. Great design for the kitchen overlooking the dining and a walk-in pantry and quality appliances. The kitchen is easily accessible to the laundry. The two further Bedrooms three and four are to the back of the home and share a modern and stylish family bathroom and separate wc. All the bedrooms are of good size and with robes. The living area flows perfectly out to the outdoor entertaining under the main roof with easy care gardens with artificial

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FOR SALE

Expressions of Interest

AGENTS

Chrys Timpson
0424 839 055
chrys.timpson@ljhpxp.com.au

AGENCY

LJ Hooker City Residential
(08) 9325 0700

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.

 **LJ Hooker**

lawn and flower beds. You can enjoy the home and entertaining guests without the upkeep!

ALL THE IMPORTANT STUFF

Block 375sqm with 154sqm of living approx.

Summit Homes - Built 2015

Water filtration system

Solar panels

Ducted reverse cycle air con

Shire rates - \$2170 approx

Water rates - \$1100 approx

Call your local real estate specialist for more details:

Contact: Chrys Timpson 0424839055

Email: chrys.timpson@ljhpxp.com.au

MORE DETAILS

Property ID	3V8FFGJ
Property Type	House
House Size	154 m2
Land Area	375 m2

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Sales Executive | chrys.timpson@ljhpxp.com.au

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Shop 30, 82 Royal Street, EAST PERTH WA 6004
cityresperth.ljhooker.com.au | hello@ljhpxp.com.au



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Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

