







11 Lockhart Street, Coodanup

Downsizers, First Home Buyers, Investors

"Welcome to 11 Lockhart Street, located in the highly sought-after and growing community of Frasers Landing.

Positioned within walking distance to beautiful natural park reserves, this home offers the perfect balance of lifestyle and convenience.

Boasting four bedrooms and two bathrooms, this spacious home is designed for modern family living.

As you enter, you're greeted by high ceilings and a dedicated theatre room at the front of the home-perfectly positioned away from bedrooms two, three, and four, creating a separate space to relax and unwind.

Moving through, you'll find a light-filled open plan kitchen, living, and dining area, again enhanced by high ceilings-ideal for entertaining family and friends.

The kitchen is well-appointed with stone benchtops, a 900mm oven, five-burner gas cooktop, rangehood, dishwasher, and twin sinks-everything you need for both everyday living and hosting.

4 2 2

FOR SALE
Offers Over $789,000

AGENTS
John Ball
0418 396 056
jball.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.

LJ Hooker

The master bedroom features a walk-in robe and private ensuite complete with shower and toilet.

Bedrooms two, three, and four are all generously sized with built-in robes, and are serviced by a central bathroom featuring a shower and a luxurious bathtub. There's also an activity or toy room-perfect for growing families.

Step outside to the alfresco area, ideal for entertaining friends and family all year round.

Additional features include side gate access on both sides of the property, a gas storage hot water system, reverse cycle ducted air conditioning, and a double garage.

- Living space 157m2
- Block size 450m2
- Build 2018
- Council rates approx $2400
- Water rates approx $1580 per annum
- Rental Income approx $620 to $650 per week

This is a fantastic opportunity to secure a quality home in a thriving location.

I look forward to seeing you at the next home open."

DISCLAIMER: This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however, buyers must make their own independent inquiries and must rely on their own personal judgment about the information included in this advertisement. John Ball and LJ Hooker Property Experience provides this information without any express or implied warranty as to its accuracy or currency.











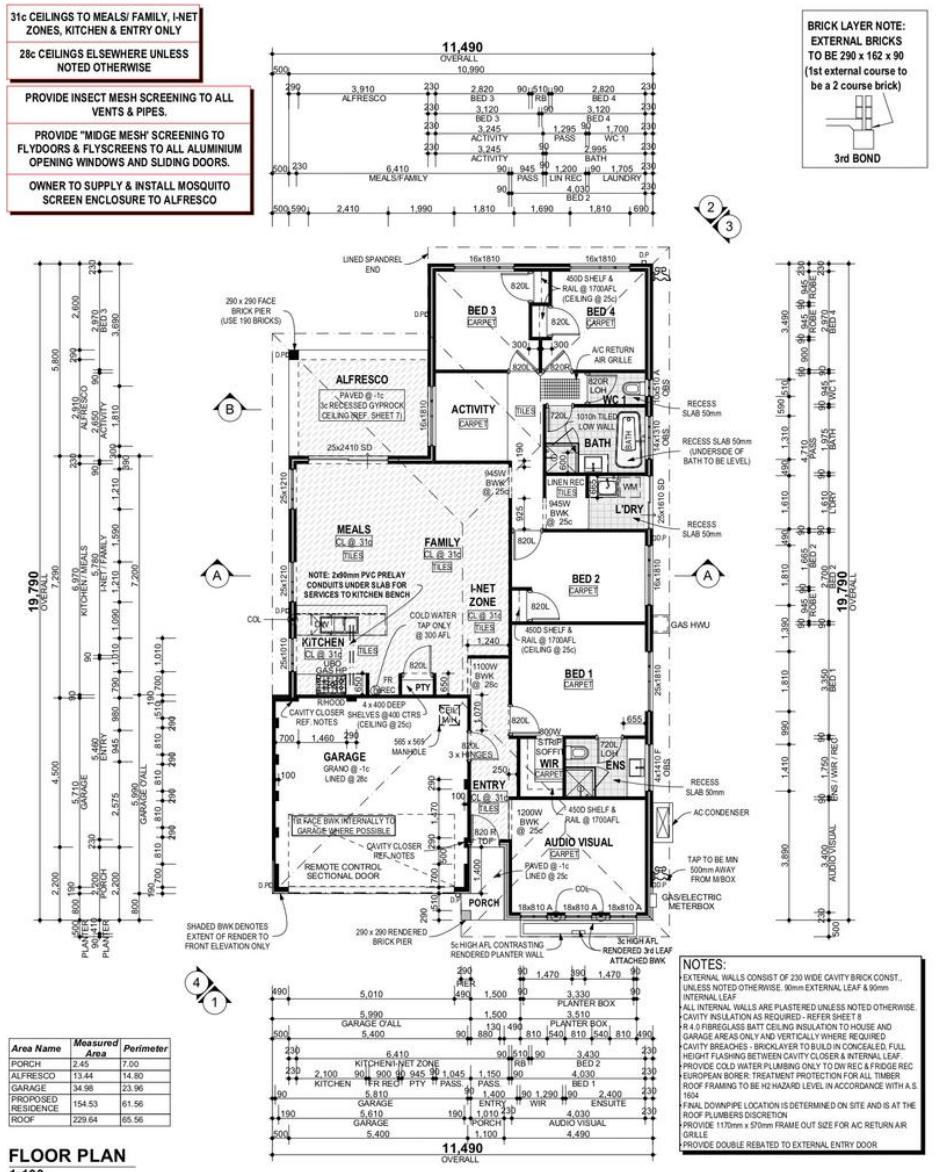
MORE DETAILS

Property ID	4T51FF2
Property Type	House
Land Area	450 m2

John Ball 0418 396 056
Sales Executive | jball.mandurah@ljhooker.com.au

LJ Hooker Mandurah (08) 9586 5555
68 Mandurah Terrace, MANDURAH WA 6210
mandurah.ljhooker.com.au | hello.south@ljhpxp.com.au

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.



Area Name	Measured Area	Perimeter
PORCH	2.45	7.00
ALFRESCO	13.44	14.80
GARAGE	34.98	23.96
PROPOSED RESIDENCE	154.53	61.56
ROOF	229.64	65.56

NOTES:

- EXTERNAL WALLS CONSIST OF 230 WIDE CAVITY BRICK CONST., UNLESS NOTED OTHERWISE. 90mm EXTERNAL LEAF & 90mm INTERNAL LEAF
- ALL INTERNAL WALLS ARE PLASTERED UNLESS NOTED OTHERWISE
- CAVITY INSULATION AS REQUIRED - REFER SHEET 8
- R 4.0 FIBREGLASS BATT CEILING INSULATION TO HOUSE AND GARAGE AREAS ONLY AND VERTICALLY WHERE REQUIRED
- CAVITY BREACHES - BRICKLAYER TO BUILD IN CONCEALED, FULL HEIGHT FLASHING BETWEEN CAVITY CLOSER & INTERNAL LEAF
- PROVIDE COLD WATER PLUMBING ONLY TO DW REC & FRIDGE REC
- EUROPEAN BORER: TREATMENT PROTECTION FOR ALL TIMBER ROOF FRAMING TO BE H2 HAZARD LEVEL IN ACCORDANCE WITH A.S. 1604
- FINAL DOWNPIPE LOCATION IS DETERMINED ON SITE AND IS AT THE ROOF PLUMBERS DISCRETION
- PROVIDE 1170mm x 570mm FRAME OUT SIZE FOR A/C RETURN AIR GRILLE
- PROVIDE DOUBLE REBATED TO EXTERNAL ENTRY DOOR

FLOOR PLAN

1:100

blueprint HOMES
Unit 22, 257 BALCATTA RD BALCATTA W.A. 6021
PHONE : (08) 6241 4888
www.blueprinthomes.au

BluePrint Homes WA Pty Ltd reserves the right to vary dimensions and materials from those on display. Please check plans, specification and addenda carefully. All dimensions to take preference over scaling.

© COPYRIGHT This plan shall remain the sole property of the builder and must not be given, lent, resold or otherwise disposed or copied without the permission in writing of the builder.

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT

DATED: ...../...../.....

OWNER ..... WITNESS .....

OWNER ..... WITNESS .....

BUILDER ..... WITNESS .....

HOUSE NAME	DRAWING NAME	SHEET No.	REVISION No.	JOB No.
THE ANNIVERSARY	FLOOR PLAN	3 OF 8	D	16426b

Spec: PROMO

VARIATIONS

Rev No.	Variation:	Date Drn:	By:
B	ENG. UPDATE JM/16426b/VO-02	21-03-17	JH
C		05-05-17	JH
D	SUBURB SPELLING AMENDMENT	15-05-17	PV

CLIENT NAME: Baxter - Skinner

SITE ADDRESS: Lot 346 Lockhart Street Coodanup

SHIRE: City of Mandurah

Drawn By	Date Drawn.	Salesperson.
JH	FEB'17	SJ

PRINTED : 15/05/2017 | DATE SAVED : 15/05/2017 12:44 PM | BY : Paula valencia | TO: F:\Client Documents\16400\16426b-Baxter-Skinner\Drawings\16426b Baxter - Skinner.pln

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