



37 Stringybark Loop, Coodanup

? LUXURY FAMILY LIVING WITH THEATRE, ACTIVITY ROOM & SCULLERY

Welcome to 37 Stringybark Loop, Frasers Landing - a stunning near-new residence that perfectly blends contemporary style, practical family living and effortless entertaining.

Built in 2024 and positioned within one of Mandurah's most desirable lifestyle communities, this beautifully designed home offers exceptional value for families, first-home buyers, downsizers and investors alike.

From the moment you enter, you'll be impressed by the spacious layout, quality finishes and abundance of natural light. The luxurious master retreat is privately positioned at the front of the home and features a generous walk-in robe and a stylish ensuite complete with dual vanities, oversized shower and separate toilet.

For those who love to unwind, the dedicated theatre room provides the perfect setting for movie nights, sporting events or simply relaxing after a long day.

4  2  2 

FOR SALE

Please Call

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**

At the heart of the home lies an impressive chef-inspired kitchen designed to bring family and friends together. Boasting expansive bench space, a large breakfast bar, 900mm oven, 5-burner gas cooktop, double fridge recess, separate scullery and walk-in pantry, this kitchen delivers both style and functionality in abundance.

The light-filled open-plan living and dining area is enhanced by a stunning skylight that floods the home with natural light, creating a warm and inviting atmosphere throughout the day.

The cleverly designed family wing offers three generously sized bedrooms, all featuring double built-in robes and centred around a versatile activity room - ideal as a children's retreat, study area, games room or additional lounge space.

The well-appointed family bathroom offers the convenience of semi-ensuite access and includes a bath, shower and separate toilet, making busy family mornings a breeze.

Step outside and enjoy the undercover alfresco entertaining area, perfect for hosting family gatherings, weekend barbecues or relaxing with friends all year round.

? Property Features:

- ? Built in 2024
- ? 4 Spacious Bedrooms
- ? 2 Modern Bathrooms
- ? Private Master Suite with Walk-In Robe & Ensuite
- ? Dedicated Theatre Room
- ? Separate Activity Room
- ? Designer Kitchen with 900mm Appliances
- ? Scullery & Walk-In Pantry
- ? Double Fridge Recess
- ? Open Plan Living & Dining
- ? Feature Skylight Providing Natural Light
- ? Reverse Cycle Ducted Air Conditioning
- ? Instantaneous Hot Water System
- ? Double Built-In Robes to Minor Bedrooms
- ? Covered Alfresco Entertaining Area
- ? Living Area Approx. 180m²
- ? Block Size Approx. 375m²

Investor Information:

Potential Rental Return: \$630 - \$660 per week

Outgoings:

Council Rates: Approx. \$2,400 p.a.

Water Rates: Approx. \$1,320 p.a.

? Why You'll Love Frasers Landing

Surrounded by picturesque nature reserves, walking trails and the Serpentine River, Frasers Landing offers a unique blend of tranquillity and convenience. Enjoy easy access to schools, shopping centres, public transport, Mandurah Foreshore and pristine local beaches while living within a vibrant and growing community.

This is your opportunity to secure a modern, move-in-ready home offering space, style and lifestyle in one exceptional package.

Contact John Ball today on 0418 396 056 to arrange your private inspection.

Modern. Stylish. Functional. Ready for You.

Disclaimer: Some images may have been digitally enhanced or virtually staged for marketing purposes. All information provided is believed to be accurate; however, interested parties should conduct their own independent enquiries and rely on their own investigations. LJ Hooker Property Experience South accepts no responsibility for any inaccuracies contained herein, or implied warranty as to its accuracy or currency.

MORE DETAILS

Property ID	4TAGFF2
Property Type	House
House Size	180 m2
Land Area	375 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Built-in-Robes

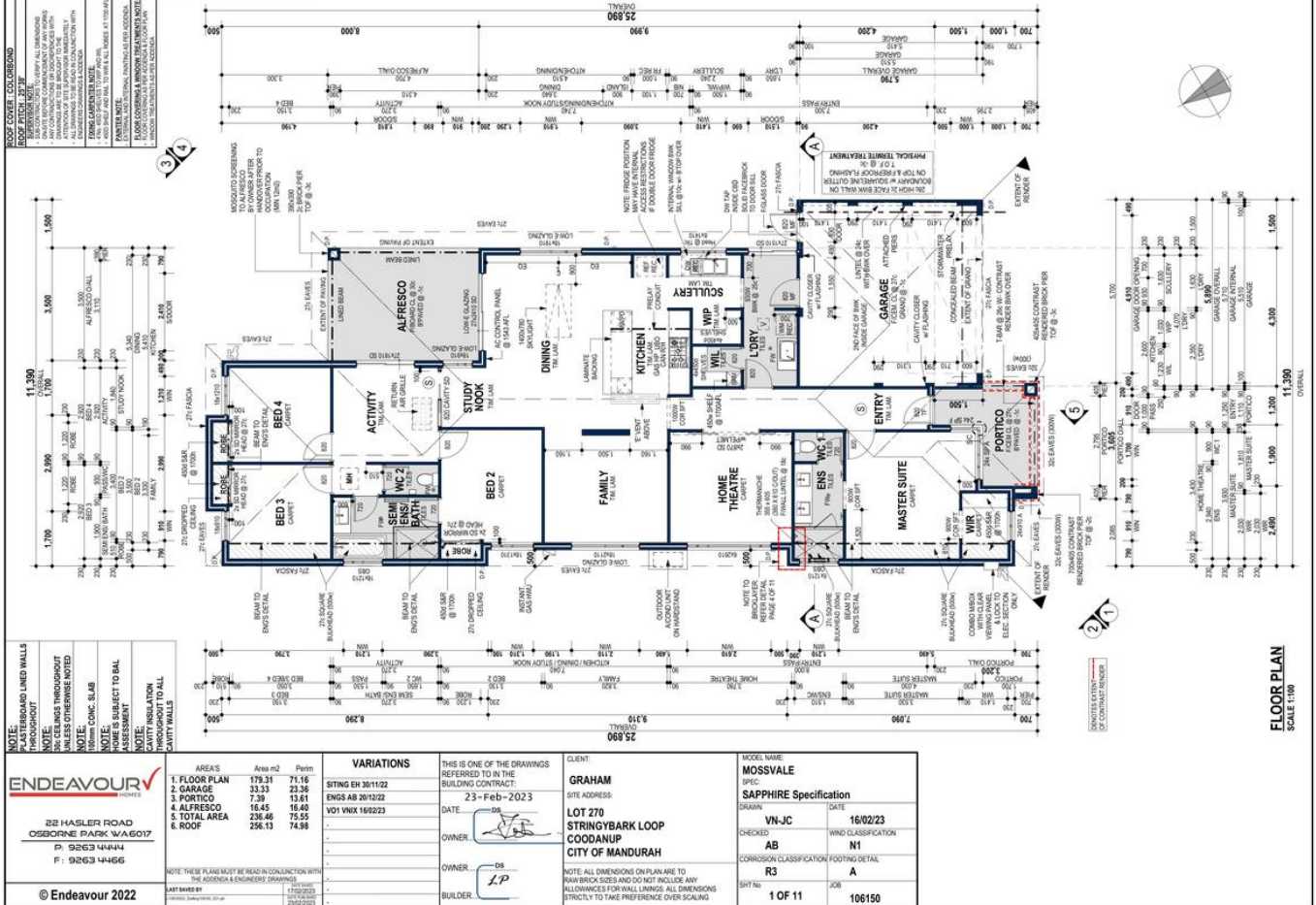
John Ball 0418 396 056

Sales Executive | jball.mandurah@ljhooker.com.au

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NOTE:
 PLASTERBOARD LINED WALLS THROUGHOUT
 300mm CEILING INSULATION THROUGHOUT
 UNLESS OTHERWISE NOTED
 NOTE: CONCRETE SLAB
 HOME IS SUBJECT TO BAL ASSESSMENT
 200mm CEILING INSULATION THROUGHOUT TO ALL CAVITY WALLS

AREA'S	Area m2	Perim
1. FLOOR PLAN	178.51	71.16
2. GARAGE	33.33	23.36
3. PORTICO	7.39	13.61
4. ALFRESCO	16.45	16.46
5. TOTAL AREA	236.46	75.55
6. ROOF	256.13	74.98

VARIATIONS	
SITING EH 3011/22	
EN55 AB 26/12/22	
VO1 VNX 16/22/23	

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT:
 DATE: 23-Feb-2023
 OWNER: [Signature]
 OWNER: [Signature]
 BUILDER: [Signature]

CLIENT: GRAHAM
 SITE ADDRESS: LOT 270 STRINGBARK LOOP CODDANUP CITY OF MANDURAH
 MODEL NAME: MOSSVALE
 SPECIFICATION: SAPPHIRE Specification
 DRAWN: VN-JC DATE: 16/02/23
 CHECKED: AB WIND CLASSIFICATION: N1
 CORROSION CLASSIFICATION: R3 FOOTING DETAIL: A
 SHEET No: 1 OF 11 JOB: 106150

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FLOOR PLAN
 SCALE 1:100