

37 Stringybark Loop, Coodanup

Generous Size Home in a Great Community...

Welcome to 37 Stringybark Loop, nestled in the highly sought-after and growing community of Frasers Landing. This beautifully presented home is perfectly suited for first-home buyers, downsizers, or savvy investors looking to secure a quality property in a fantastic location.

Step inside and discover a spacious master bedroom complete with a walk-in robe and a stylish ensuite featuring dual sinks, shower, and separate toilet. A dedicated theatre room provides the perfect space for movie nights or relaxing with the family.

The well-designed laundry offers excellent storage with a walk-in linen cupboard, while the heart of the home is the impressive kitchen featuring ample bench space, a generous 900mm oven, 5-burner gas cooktop, and a large recess suitable for a double-door fridge. Off the kitchen, you'll also find a scullery and walk-in pantry, providing additional functionality and storage.

The open-plan living area is filled with natural light thanks to a beautiful skylight, creating a warm and inviting atmosphere, complemented by a separate dining area ideal for family meals and

4  2  2 

FOR SALE

Offers Over \$789,000

VIEW

Sat 30th May @ 11:30AM - 12:00PM

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**

entertaining.

Towards the rear of the home, bedrooms 2, 3, and 4 all include double built-in robes and are positioned around a versatile activity room - perfect as a children's play area, study space, or additional living zone.

The second bathroom offers dual access, functioning almost as a semi-ensuite, and includes both a shower and bath, along with a separate second toilet for added convenience. Outside, the alfresco area is perfect for entertaining family and friends all year round.

Additional features include:

- Reverse cycle ducted air conditioning
- Instantaneous hot water system
- Spacious and functional floorplan
- Family-friendly location close to nature and amenities
- Living space 180m²
- Block size 375m²
- Build 2024
- Council rates approx \$2400 per annum
- Water rates approx \$1320 per annum
- Potential rental income \$630 to \$660 per week

This is a fantastic opportunity to secure a modern home in one of the area's most desirable communities.

Contact me today, John Ball 0418 396 056

Disclaimer: Some pictures are for illustrative purposes only. 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 rely on their own personal judgment about the information included in this advertisement. LJ Hooker Property Experience South provides this information without any express or implied warranty as to its accuracy or currency....

MORE DETAILS

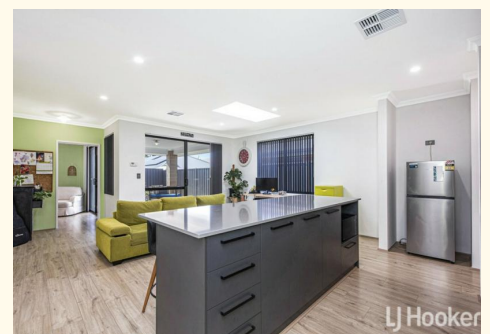
Property ID	4TAGFF2
Property Type	House
House Size	180 m ²
Land Area	375 m ²
Including	Air Conditioning Ducted Cooling Ducted Heating Built-in-Robes

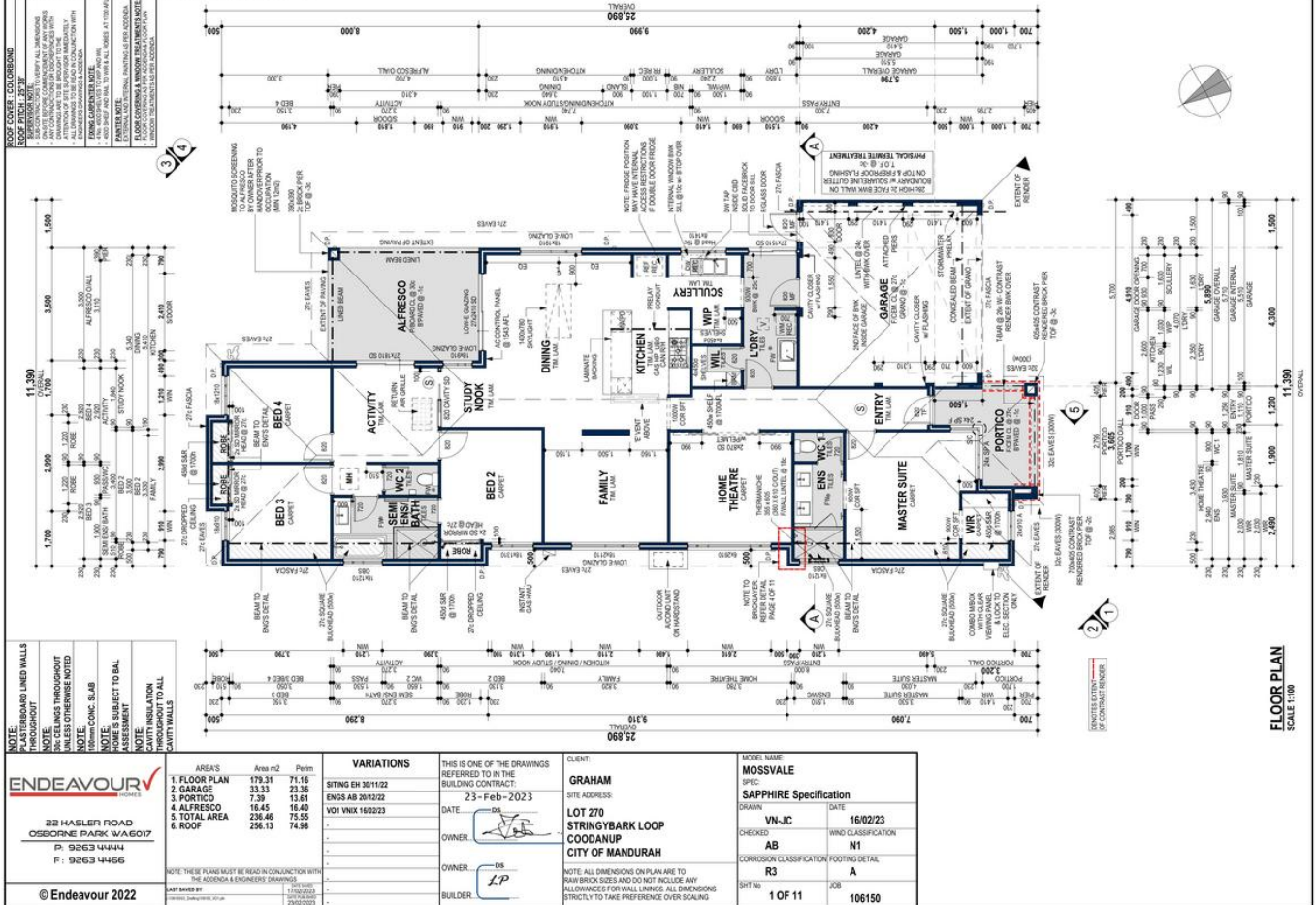
John Ball 0418 396 056

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

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NOTE:
 PLASTERBOARD LINED WALLS THROUGHOUT
 300 CEILING THROUGHOUT
 UNLESS OTHERWISE NOTED
 NOTE: CONCRETE SLAB
 HOME IS SUBJECT TO BALANCE ASSESSMENT
 200mm 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 2612/22	
VO1 VMX 1692/23	

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 STRINGYBARK 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 NO: 106150

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