



1 Kukerin Way, Dawesville

4  2  2 

## Corner~Estuary Side Family Home with Long Side Access

- 4x2x2
- 2007 Build by West Australian Housing Centre
- 244m<sup>2</sup> build area
- 200m<sup>2</sup> internal floor area
- 688m<sup>2</sup> lot
- Corner block with extended side access
- Container shed/storage
- Natural gas

Set Date Sale: Offers Over \$845,000 by 30 April Unless Sold Prior  
First Open Home: Saturday 4 April 2pm to 230pm

If you looking at spending more time with family & friends then this low maintenance home on a very established street is for you.

Featuring parking for caravan plus a side access for boats & trailers extending alongside the entire boundary wall, this property is ideal for those looking for ample parking space, sit down entertaining areas plus a relative lock up & go lifestyle.

Boasting an elevated deck, firepit area, comfortable alfresco area

**FOR SALE**

Please Call

**AGENTS**

Tony Dos Santos

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**AGENCY**

LJ Hooker Mandurah

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

leading from the remote double lock up garage, plus a bonus container shed, this corner home has absolute great street appeal and presence.

This brick & Colourbond home is located on 688m2 is a winner with its 4 bedrooms, two bathrooms, private lounge or games room plus an expansive open plan kitchen & dining area.

The kitchen is practical and efficient with ample bench space and stainless steel appliances, including a Westinghouse free standing 6 plate gas stove and dishwasher. The kitchen overlooks a spacious family room, and is located adjacent to the Alfresco area.

The master bedroom is located to the street front and features en suite and walk in robe, and the remaining 3 bedrooms are located to the rear of the house and feature family bathroom.

Featuring:

- 2 Split a/c in family room & master bedroom
- Private lounge
- 1,5kw solar
- Container type shed
- Side access for multiple boat or caravan.
- Large street frontage corner lot
- Elevated deck area
- Retic
- Family bathroom bath & shower
- Firepit area
- Expansive Open plan

ALL THIS AND ONLY MINUTES TO A QUALITY SCHOOL, CHILD MINDING FACILITIES, THE ESTUARY AND BOAT RAMP, A SHORT DRIVE TO THE 'CUT ' GOLF COURSE, AND SHOPPING.

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. Tony Dos Santos and LJ Hooker Property Experience provides this information without any express or implied warranty as to its accuracy or currency.

## MORE DETAILS

Property ID	4T33FF2
Property Type	House
Land Area	688 m2

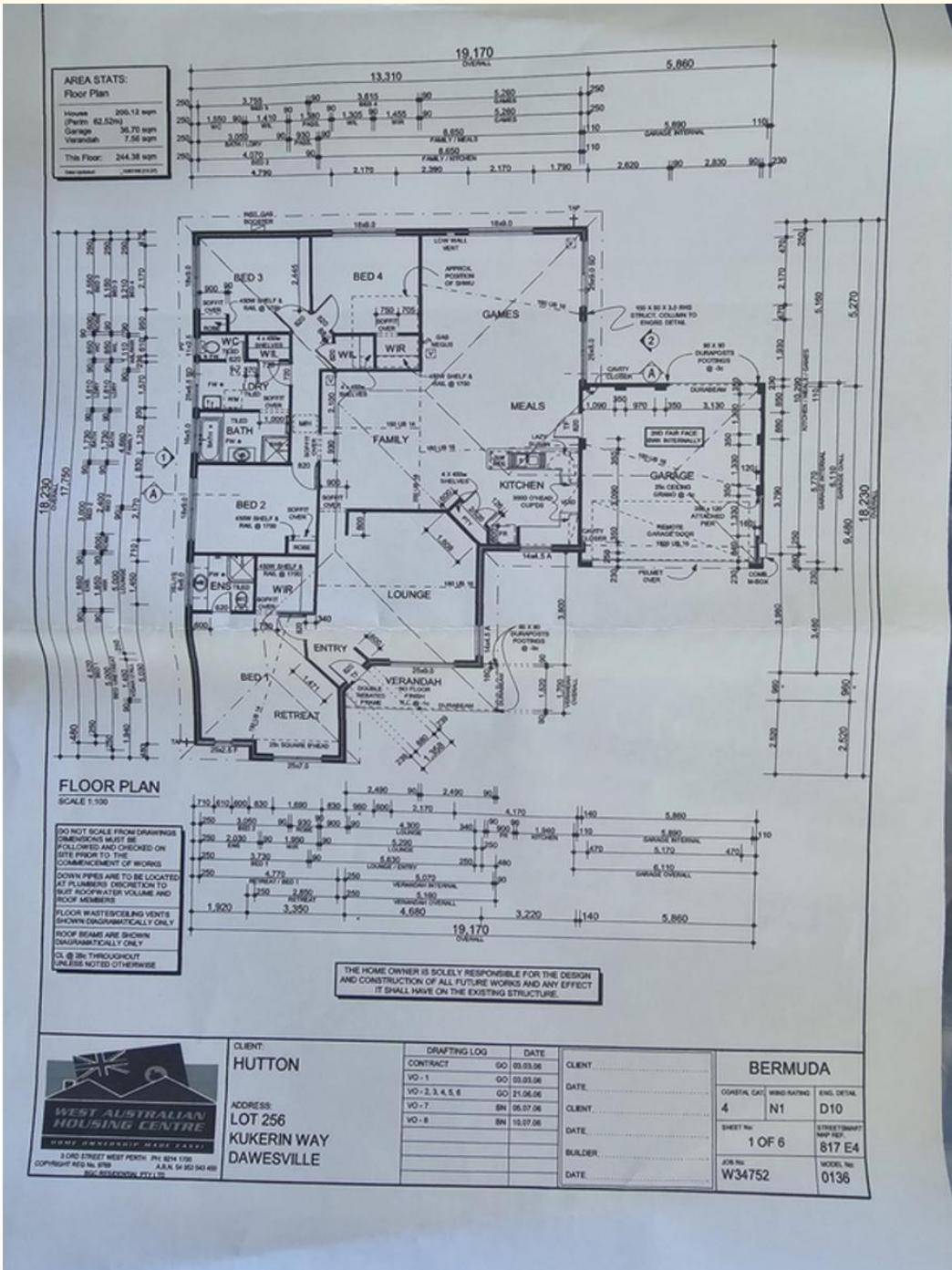
**Tony Dos Santos 0466 550 512**

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**LJ Hooker Mandurah (08) 9586 5555**

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**AREA STATS:**  
Floor Plan

House	200.12 sqm
(Perm 62.52m)	
Garage	30.70 sqm
Verandah	7.56 sqm
<b>This Floor</b>	<b>244.38 sqm</b>

**FLOOR PLAN**  
SCALE 1:100

DO NOT SCALE FROM DRAWINGS  
DIMENSIONS MUST BE  
FOLLOWED AND CHECKED ON  
SITE PRIOR TO THE  
COMMENCEMENT OF WORKS

DOWNPIPES ARE TO BE LOCATED  
AT PLUMBING POSITION TO  
SUIT ROOFWATER VOLUME AND  
ROOM MEMBERS

FLOOR WASTEWATERING VENTS  
SHOWN DIAGMATICALLY ONLY

ROOF BEAMS ARE SHOWN  
DIAGMATICALLY ONLY

CL @ 9m THROUGHOUT  
UNLESS NOTED OTHERWISE

THE HOME OWNER IS SOLELY RESPONSIBLE FOR THE DESIGN  
AND CONSTRUCTION OF ALL FUTURE WORKS AND ANY EFFECT  
IT SHALL HAVE ON THE EXISTING STRUCTURE.



CLIENT  
**HUTTON**

ADDRESS:  
**LOT 256  
KUKERIN WAY  
DAWESVILLE**

DRAFTING LOG	DATE
CONTRACT	00 03.06
VO - 1	00 03.06
VO - 2, 3, 4, 5, 6	00 21.06.06
VO - 7	04 05.07.06
VO - 8	04 10.07.06

CLIENT	
DATE	
CLIENT	
DATE	
BUILDER	
DATE	

<b>BERMUDA</b>		
CONTRACT NO.	WIND NUMBER	ENG. DETAIL
<b>4</b>	<b>N1</b>	<b>D10</b>
SHEET No.	STREET/SMART MAP REF.	
<b>1 OF 6</b>	<b>817 E4</b>	
JOB No.	MODEL No.	
<b>W34752</b>	<b>0136</b>	