



13 Gum Nut Avenue, Dawesville

Dual Side Access, Space, Corner ILt 765m2, Space, Pool, and more Space

- O/O over \$1,120,000 by 19 May Unless Sold Prior
- 4x2x3
- Built 2017
- 765m2 lot
- 242m2 build area
- Corner Lot
- Below-ground pool
- DUAL Side access
- Theatre
- Games/snooker room
- Study
- 5KW 16 Panel Solar

Set Date Sale: Best offer over \$1,120,000 by 19 May Unless Sold Prior

First Open Home: 2 May 1230 to 115PM

This 2017 built huge open plan four-bedroom, two-bathroom, super low-maintenance, corner block family home is situated in one of the

4 2 3

FOR SALE

O/O \$1,120,000 by 19 May Unless Sold Prior

VIEW

Sat 2nd May @ 12:30PM - 1:15PM

AGENTS

Tony Dos Santos

0466 550 512

tdossantos.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

newest areas of Dawesville. Set in a picturesque tree setting that offers a lifestyle that's second to none, on an elevated corner location and large 765sqm, ensuring you have private comfort whilst enjoying this stylish and modern home.

You will have the added benefits of the rare DUAL side access to accommodate the boat and caravan, so bring the toys as this home has the space to accommodate it all. Also, the huge double garage is extra wide, high and incorporates its own workshop space if required. Heading outside you will be impressed with the low-maintenance yard that's been finished with artificial lawns.

Entering through the double feature entrance you are welcomed with an ultra-wide passage way that splits to the left to the theatre & master, and to the right takes you past the home office and into the expansive open plan kitchen, dining and living room.

The home's neutral colour scheme harmonises with sleek tile flooring and high ceilings which flow seamlessly through the home and enhance the spaciousness that this sprawling home boasts. A focal point of the home is the abundance of entertaining space that's on offer. From the generous theatre room, to the open plan living there is even a massive games room opening out to the undercover alfresco area ensuring this great home can be enjoyed by many.

The kitchen area provides a light and bright, open space for everyday family life while the stunning kitchen featuring Essa-Stone bench tops, all gas stainless-steel 900mm wide appliances, an abundance of cabinetry and soft close draws and huge walk in pantry that will impress any discerning buyer.

The laundry opens out off the kitchen and features a double door built in linen cupboard/butler's pantry for all the appliances whilst a second larger walk in linen is located in the 3 other bedrooms wing of the home.

With the master bedroom located at one end of the home the bedroom wing at the other means mum and dad can relax in peace and quiet. The master is complete with a massive walk in wardrobe and resort quality ensuite fitted with double vanity with a stone bench top, double showers and separate W/C whilst the bedroom wing has 3 large bedrooms each fitted with floor to ceiling double door wardrobes, carpet floors and window treatments.

Keep cool in summer and warm in winter with multiple reverse cycle air conditioning split units throughout the home.

The below ground pool will certainly be used come summertime and has its own shed for the pool pump.

Property features:

- Large 765sqm corner block
- Huge 242sqm family home
- Separate theatre room, study and games room
- The modern kitchen features Essa-Stone bench tops, all gas stainless-steel 900mm wide appliances and an abundance of cabinetry
- Walk-in scullery to compliment the kitchen area
- Split air-conditioning
- Dual side access for all the toys
- Below-ground chlorine operated sparkling pool
- 5KW 16 Panel Solar

Every convenience is close by with local shopping available at the IGA shopping centre, public transport is easily accessible, whilst numerous parks, schools, beaches, boating and every water sport

under the sun is at the ready, there is even a brand-new Coles supermarket for Dawesville.

Enjoy the peace and quiet that the area is renowned for whilst all the heavy lifting has already been done.

Call now to arrange an inspection.

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.

MORE DETAILS

Property ID	4T8GFF2
Property Type	House
House Size	242 m2
Land Area	765 m2

Tony Dos Santos 0466 550 512

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

LJ Hooker Mandurah (08) 9586 5555

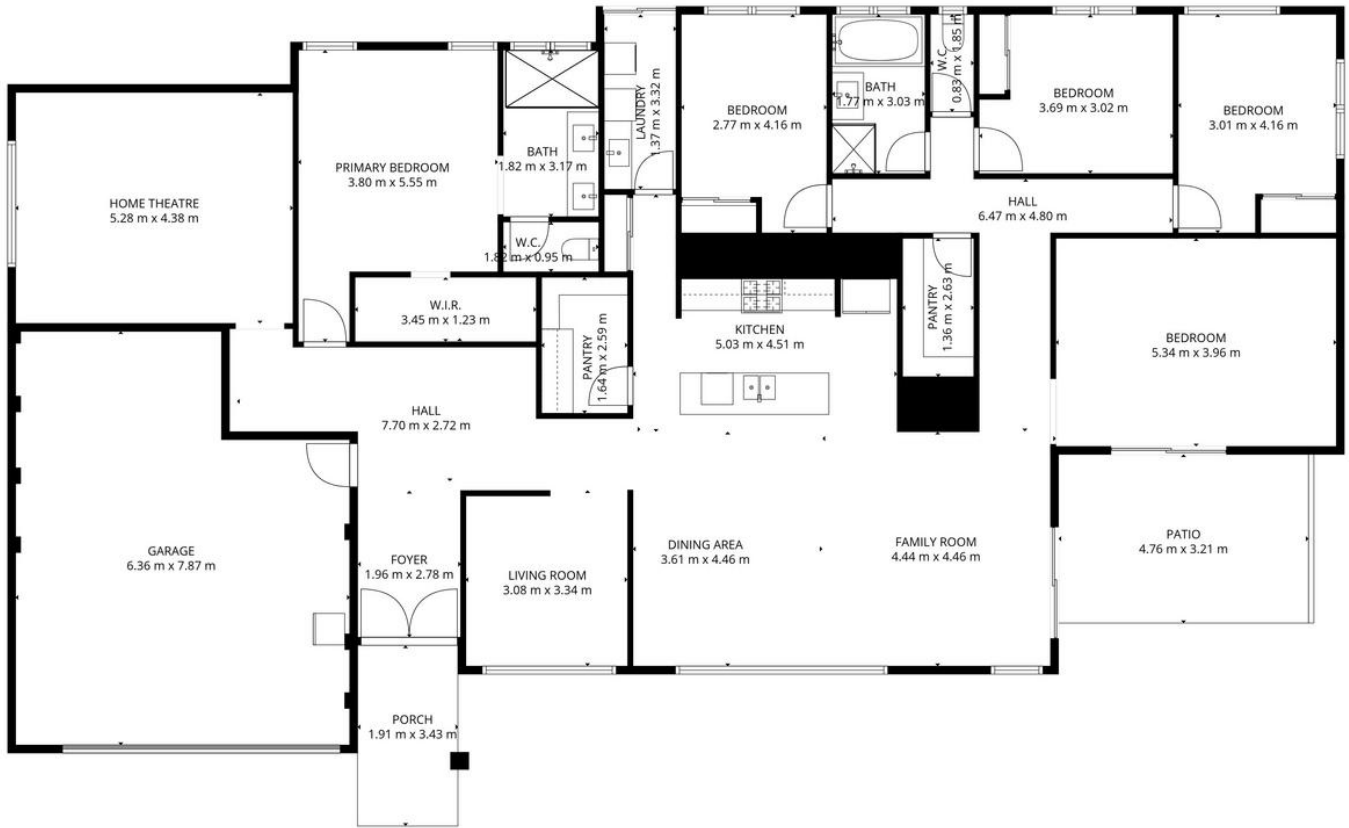
68 Mandurah Terrace, MANDURAH WA 6210

mandurah.ljhooker.com.au | hello.south@ljhpxp.com.au



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TOTAL: 238 m2

1st floor: 238 m2

EXCLUDED AREAS: GARAGE: 45 m2, PATIO: 15 m2, PORCH: 7 m2,
WALLS: 15 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.