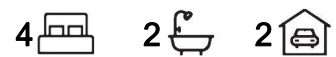


Dawesville, 143B Bailey Boulevard

1 Year Old Private Two Level Residence Close To Melros Beach

- Best offer over \$777,000
- 2023 build
- 4x2x2
- 600m2 lot
- Place for caravan & boat
- 277m2 total building area
- Large 35m2 garage
- 27m2 Alfresco
- 60.9 m2 upstairs dedicated master area
- 5KW Solar inverter

Located approximately 500 meters from Melros Beach is this modern and very practical two level privately nestled residence tucked away from the main road, offering an easy



For Sale

Best Offer Over \$777,000

View

ljhooker.com.au/4QHPFF2

Contact

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Disclaimer: 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.

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care & low maintenance lifestyle , with all the benefits of a large 600m2 block a super long aggregate laid driveway offering ample visitors parking.

This 4 x 2 x 2 home features 277sqm meters of total build area, including a 35m2 garage with store/workshop space on an easy-care 600sqm green title block. It was built in 2023 and is both very modern and practical, and has a 27m2 Alfresco area surrounded by grass making it an ideal family home.

The well-presented downstairs features a Grande foyer, three bedrooms, family bathroom, open plan tiled kitchen, dining, family area plus a separate scullery/walk in pantry. The three minor bedrooms all have built in robes, and the bedroom closer to the entrance can comfortably double up as a home office if required,

The kitchen is the heart of the home and boasts a large Island breakfast bar with plenty of bench space, and features a 900 mm Artusi oven, 5 burner gas hotplate and range hood. This living & dining area leads out onto a pleasant undercover alfresco area and courtyard garden. The Aged Marri Vinyl flooring staircase features a hand rail & situated just off the Grande foyer leading you to the 61m2 upstairs features a private lounge or theatre room and Master bedroom that is ample in size and has an ensuite bathroom with double basin & wide shower, plus a separate walk-in robe.

The home is fully secured with gated entry to the front and remote double lock up garage and shoppers' entrance.

Other features:

- Reverse Cycle Ducted Air Conditioning
- 5KW solar inverter
- Massive Stone aggregate driveway with drains
- Modern front gate
- High Ceilings
- Marri Vinyl flooring staircase
- Compact Lawn area (not reticulated)
- Certified Bottled gas

This newly built property by Residential Attitude represents great value for those who love living close to beach with great boating, fishing, surfing, water sports activities and all amenities close by such as New Coles Florida shopping centre.

More About this Property

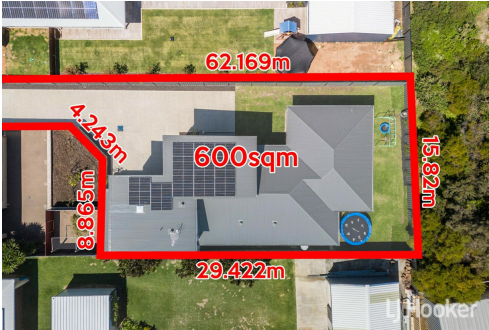
Property ID	4QHPPF2
Property Type	House
Land Area	600 m ²

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