



19 Tammin Court, Dawesville

## More living space, More Lifestyle, More Dawesville

- Best offer over \$829,000
- 5x2x2
- 234m<sup>2</sup> internal area
- 592m<sup>2</sup> lot
- Built 2007 by Content Living
- Gorgeous polished timber floors
- SPA
- Caravan parking space
- Vacant occupation

Inspect by appointment before next open on 14 Feb 10 to 1030am, UNLESS SOLD PRIOR

Situated in a quiet cul-de-sac is this spacious & functional single level residence with 5 bedrooms, two and a half bathrooms, generous living spaces, caravan parking and spa.

Multiple living zones are adorned with polished timber floors & include a formal lounge at the entrance (could be used as the 5th bedroom option or study or theatre) and separate open plan kitchen & dining layout that lead out to the undercover patio with spa adjoining.

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.

5 2 2

### FOR SALE

Best offer over \$829,000

### AGENTS

Tony Dos Santos  
0466 550 512  
tdossantos.mandurah@ljhooker.com.au

### AGENCY

LJ Hooker Mandurah  
(08) 9586 5555



The grand master boasts new carpet & new coat of paint, and huge walk in from left to right. Ensuite with shower.

The minor bedrooms boast new blinds, carpets & also a fresh coat of paint. All bedrooms have BIC, one bedroom has a larger walk in, and are serviced by family bathroom with shower and bath.

The kitchen has ample cupboard and bench space making it ideal for a big family. Fitted with electrical appliances and new range hood.

Other features include:

- DUCTED EVAP AIR CONDITIONING AND R/C SPLIT SYSTEM AND GAS BAYONETS FOR HEATING
- QUALITY TIMBER FLOORING
- FRESH PAINT WORK THROUGHOUT
- NEW HOT WATER SYSTEM
- NEW DISHWASHER
- NEW RANGE HOOD
- DOUBLE REMOTE GARAGE WITH NEW MOTOR & INTERNAL ACCESS
- FANTASTIC OUTDOOR PATIO AREA PLUS BELOW GROUND SPA FOR FRIENDS AND FAMILY TO ENJOY
- LOW MAINTENANCE EASY CARE GARDENS AND ARTIFICIAL TURF
- BONUS ADDITIONAL PARKING FOR VEHICLES, BOAT, CARAVAN AND TRAILER
- BUILT IN ROBES IN ALL BEDROOMS
- 31 BRICK COURSE CEILINGS
- NEW SPA MOTOR
- NEW CARPETS
- NEW LIGHT FITTINGS
- NEW BLINDS

#### Prime Location

Nestled in a quiet cul-de-sac, this home is just minutes from pristine beaches, the Dawesville Cut, local schools, shops, and golf courses. Enjoy the best of coastal living while still being within easy reach of Mandurah's vibrant city centre.

#### MORE DETAILS

Property ID	4S18FF2
Property Type	House
House Size	234 m2
Land Area	592 m2
Including	Ensuite Study Air Conditioning Toilets (2) Dishwasher Solar Panels

**Tony Dos Santos 0466 550 512**

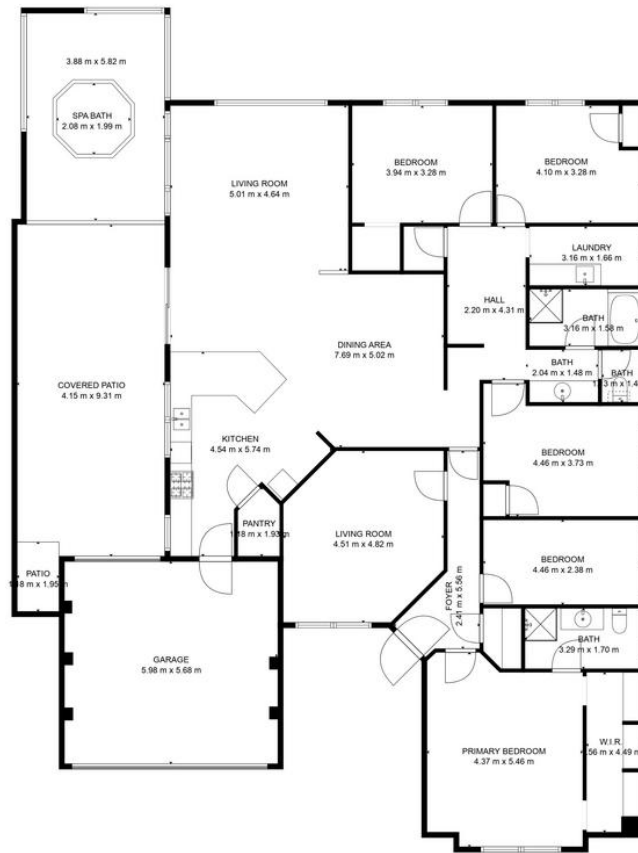
Sales Executive | [tdossantos.mandurah@ljhooker.com.au](mailto:tdossantos.mandurah@ljhooker.com.au)

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

68 Mandurah Terrace, MANDURAH WA 6210

[mandurah.ljhooker.com.au](http://mandurah.ljhooker.com.au) | [hello.south@ljhpxp.com.au](mailto:hello.south@ljhpxp.com.au)





**TOTAL: 224 m2**  
**FLOOR 1: 224 m2**

EXCLUDED AREAS: GARAGE: 34 m2, " " : 19 m2, COVERED PATIO: 38 m2,  
 PATIO: 2 m2, WALLS: 18 m2

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