



2 Karratha Close, Dawesville

Relaxed Coastal Living with Side Access

- Offers Over \$1,099,000 by 18 May Unless Sold Prior
- 4x2x2
- 250 m2 internal area
- Gable ceiling in living& alfresco area
- Side access
- Largen open garden to the rear
- Quiet, short exclusive Cul de sac street
- Side path to the ocean
- Built 2010 by Summit Homes
- Extra wide undercover area with entrance via living and kitchen zone
- Study/home office
- First Open Home Sunday 26 April 12:15 to 1pm (Unless Sold Prior)

Welcome to 2 Karratha Close, Dawesville —a beautifully presented residence offering the perfect blend of modern comfort, generous space, and relaxed coastal living in a quiet, family-friendly cul-de-sac.

Positioned on a substantial block, this impressive home is designed for those who value both lifestyle and functionality. From the moment

4 2 2

FOR SALE

Offers Over \$1,099,000 by 18 May
Unless Sold Prior

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.



you arrive, the sense of space and quality is evident, with expansive interiors and multiple living zones including a large well-appointed theatre catering effortlessly to growing families and entertainers alike.

At the heart of the home, the open-plan kitchen, dining, and living area creates a seamless hub for everyday living. The well-appointed kitchen features quality 900mm oven, ample bench space, and excellent storage supported by a large laundry and further pantry BIC, making it both practical and stylish. You will be in awe of the gable type ceilings in the dining area which continues into the outdoor alfresco, not to mention the beautifully adorned timber floors.

Large windows invite natural light throughout, while sliding doors open to a spacious outdoor entertaining area —perfect for weekend gatherings, family barbecues, or simply relaxing in your private backyard setting.

The master suite provides a peaceful retreat complete with ensuite and generous robe space, while additional large bedrooms are well-sized and serviced by a modern family bathroom that includes bath & shower.

Property Features:

- Generous block in a quiet cul-de-sac location
- Multiple living areas for family flexibility
- Spacious open-plan kitchen, dining, and living zone
- Well-appointed kitchen with quality appliances
- Large bedrooms with built-in storage
- Master suite with ensuite, his & her walk-in robe
- Expansive outdoor entertaining area, with shed
- Secure parking with room for additional vehicles
- Low-maintenance gardens with plenty of space for kids to play soccer or cricket, and for pets to roam

Lifestyle Highlights:

- Minutes to pristine Dawesville beaches
- Close to the Peel-Harvey Estuary and boating facilities
- " Near The Cut Golf Course
- " Short drive to Mandurah Foreshore, marina, cafés and restaurants
- Surrounded by parks, walking trails and quality homes

Set in one of Dawesville's most desirable pockets, this home delivers a relaxed coastal lifestyle with all the conveniences close at hand.

A perfect blend of space, comfort and location.

Contact Tony Dos Santos today to arrange your private inspection.

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 provide this information without any express or implied warranty as to its accuracy or currency.

MORE DETAILS

Property ID	4T77FF2
Property Type	House
House Size	235 m2
Land Area	753 m2

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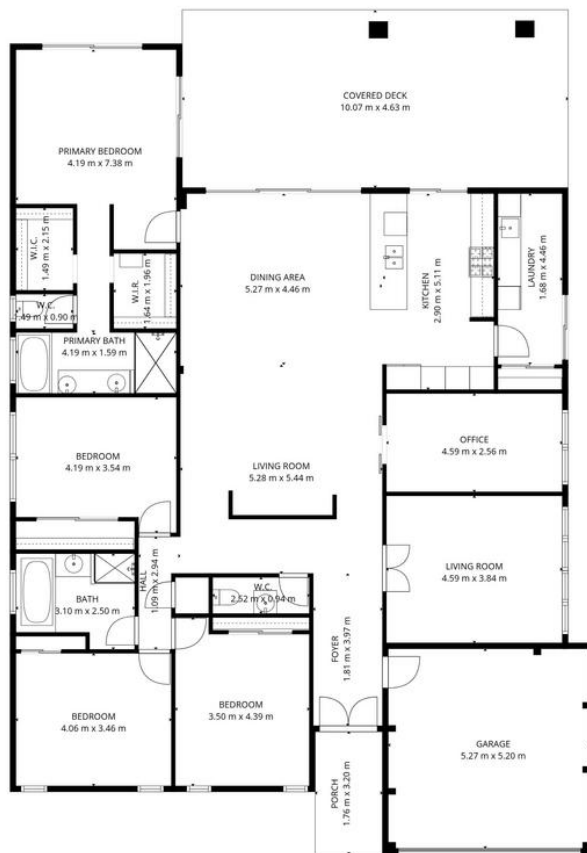
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TOTAL: 215 m2

1st floor: 215 m2

EXCLUDED AREAS: GARAGE: 27 m2, PORCH: 6 m2, COVERED DECK: 47 m2,
WALLS: 14 m2

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