



31 Dalwallinu Terrace, Dawesville

## Upmarket Beachside Family Home with a Great Floorplan & Fruit Treed Garden

- Offers over \$1,099,000 by 13 July Unless Sold Prior
- Built 2015
- 648m<sup>2</sup> lot
- 236m<sup>2</sup> internal floor area
- Minutes to the beach
- Side access
- Upmarket features & finishes with skirting throughout main living areas
- Large spaces for a family to grow and make fond memories
- Enormous gourmet kitchen with glass cupboards
- Ample room for a pool
- Fruit trees with retaining garden bed
- 5kW solar system with Fronius inverter

Set date Sale: Offers over \$1,099,000 by 13 July (Unless Sold Prior)  
First access/ open Home 20 June 12:00 to 1230pm

Why build when you can own this stunning contemporary Ross North 2015 built family home. Consisting of 322sqm, Consisting of an extra-

4 2 2

### FOR SALE

Offers Over \$1,099,000 by 13 July  
Unless Sold Prior

### VIEW

Sat 20th Jun @ 12:00PM - 12:30PM

### AGENTS

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

### AGENCY

LJ Hooker Mandurah  
(08) 9586 5555

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Interested parties must rely solely on their own enquiries.

LJ Hooker

large Master bedroom retreat, plus another 3 oversized bedrooms , study (or 5th bedroom), and theatre. Complemented by high-end finishes, 31c ceilings to main living areas, and a gourmet kitchen.

Located in the sort after Florida Beach Estate and within walking distance to sandy beaches, parks, and schools.

This home is packed with the features, from the entry to the alfresco , to the landscaped fruit treed garden.

Situated in the much sought-after Florida Beach Estate and within walking distance to schools, beaches and nature reserves, this home is impeccably made and designed for easy, contemporary living.

Facing the street side is the spacious home office or can be used as the 5th Bedroom.

From the double door entrance this home design flows seamlessly through the wide passage to the huge theatre.

The huge, spacious master bedroom doubles as a parent's retreat and is finished with carpet and his and hers vanity to the stylish ensuite. Walk in robe, dresser, double size shower with full height tiling and double bowl vanities. & seperate toilet.

Bedrooms two, three and four are all of queen size and share the neutral light filled main bathroom, with shower, bath & seperate toilet.

To the heart of the home is an open plan chef's kitchen will impress, boasting which boasts an oversized island breakfast top filled with storage underneath, walk-in pantry, extensive cabinetry, 30mm stone tops, quality Westinghouse appliances, plumbing for a fridge, and storage throughout. Featuring glass cupboards above the backsplash, and an attractive 3x pendant light above the island counter.

Entertaining is a joy with separate dining and living sharing this huge space.

Outdoors is a gardeners delight with manicured lawns, vegetable gardens, and many varieties of fruit trees. If you're looking for size and style, this one's for you.

Features include:

- Spacious home office with capacity for two desks
- Double automated garage plus driveway space for 3 cars
- Master bedroom with parent's retreat, walk-in-robe, and an ensuite with double-size shower
- Floor to ceiling robes in bedrooms
- Tiled living & dining rooms, all open plan to the kitchen
- Large, enclosed Theatre room
- Multiple 5 zone Daikin reverse cycle ducted air-conditioning and heating.
- 5kW solar system with Fronius inverter
- Rheem Electric Hot water system
- Gas bottled gas
- Westinghouse 5 plate gas top, dishwasher, oven.
- Alfresco has gas bayonet
- Side access for small vehicle, trailer, or boat
- Large laundry with linen BIC
- Tinted windows to north/street facing rooms
- Turkish sandstone paved firepit area
- Reticulated garden featuring garden beds & fruit trees galore: Mandarins, oranges, limes.

Situated only minutes from Florida and Melrose beaches, Port Bouvard Surf Life Saving Club, Dawesville Foreshore Reserve, Peel Estuary, Falcon Shopping Centre precinct, Private and Public schools, The Cut Golf Course, Port Bouvard Marina,

Enjoy entertaining surrounded by the beautifully designed gardens while roasting marshmallows over the fire and hearing the ocean,

which is only a short walk away.  
A gorgeous home like this won't last long.

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   | 4TFDFF2                                     |
| Property Type | House                                       |
| House Size    | 322 m2                                      |
| Land Area     | 648 m2                                      |
| Including     | Air Conditioning<br>Alarm<br>Built-in-Robes |

**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: 221 m<sup>2</sup>**  
 1st floor: 221 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 34 m<sup>2</sup>, COVERED PATIO: 22 m<sup>2</sup>, WALLS: 14 m<sup>2</sup>

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