



39 Arrowsmith Avenue, Dawesville

## One Year Young Very Well-appointed Home Opposite the Reserve

- Best over \$849,000
- 4x2x2
- 485m<sup>2</sup> lot
- 224m<sup>2</sup> total build area
- Built 2025
- Private location overlooking the Caddadup Reserve
- Theatre/study
- Daikin A/C ducted

Set date Sale: Offers over \$849,000 by 4 July (Unless Sold Prior)  
First Open Home Saturday 20 June 11 to 1130am

1 Year new 4x2 in the heart of family-friendly Dawesville, this beautifully designed near-new 4-bedroom, 2-bathroom home offers the ultimate in comfort, space, and convenience.

Boasting ducted reverse cycle air conditioning, you'll enjoy year-round climate control no matter the season.

4  2  2 

### FOR SALE

Best Over \$849,000 by 4 July (Unless Sold Prior)

### VIEW

Sat 20th Jun @ 11:00AM - 11:30AM

### 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**

The home features a modern, well-appointed kitchen complete with sleek finishes, plumbed fridge point, TEKA double ovens, INALT Dishwasher, 5 plate gas tops, and a very spacious walk-in pantry adjacent to laundry, perfect for home chefs and entertainers alike.

Light-filled open-plan living and dining areas flow seamlessly out to the backyard, to create a fresh and welcoming outdoor retreat.

The spacious three carpeted bedrooms include built-in floor to ceiling mirror robes and have access to a family bathroom with bath & shower, and separate toilet.

The north facing master bedroom the offering a private ensuite with an extra wide shower and generous storage.

Ideally positioned just minutes from the pristine Florida Beach, two highly regarded primary schools, and the local Coles shopping precinct, this home presents an exceptional opportunity to enjoy modern coastal living with all essential amenities close by.

#### Features:

- Double car lock up garage
- Daikin Ducted reverse cycle for year-round comfort
- Separate theatre room or study option
- Modern kitchen with ample storage, double ovens and walk in pantry
- Spacious minor bedrooms with built in robes
- Skirting
- Hybrid floors
- Carpeted bedrooms
- 4x3 alfresco with power point
- Hunter Retic in rear garden (turf to be added)
- Rinnai instant gas hot water system

**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	4TG4FF2
Property Type	House
Including	Toilets (2)

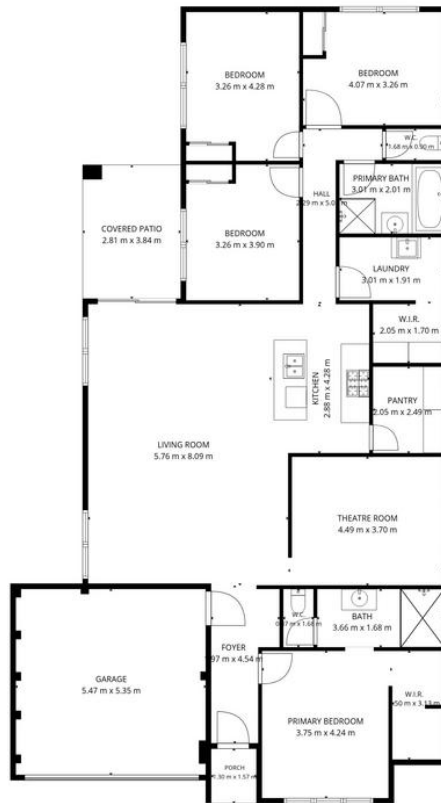
#### Tony Dos Santos 0466 550 512

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: 182 m2**

1st floor: 182 m2

EXCLUDED AREAS: GARAGE: 29 m2, COVERED PATIO: 11 m2, PORCH: 2 m2,  
WALLS: 12 m2

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