



25 Brouwer Trail, Dudley Park

## Large Family Home and Ready to Move In

"Welcome to 25 Brouwer Trail, located in the highly sought-after and prestigious Mariners Cove Estate. This impressive 4-bedroom, 2-bathroom family home truly has it all and set against the beautiful Koomarl Park.

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

"Step inside and you'll find a spacious and functional layout featuring a separate front lounge, a dedicated study area, and a large open-plan living space designed for comfort and versatility.

The games room offers endless options - perfect for a pool table, table tennis, or even a kids' gaming zone." "The heart of the home is a generous kitchen, complete with a 4-burner gas stove, electric oven, range hood, and twin sink - ideal for the home chef.

The main bedroom includes a walk-in robe and a private ensuite with a shower and toilet.

Bedrooms 3 and 4 feature built-in robes, while bedroom 2 also enjoys its own walk-in robe, all bedrooms are a generous size."

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4  2  2 

### FOR SALE

Offers Over \$799,000

### AGENTS

John Ball

0418 396 056

[jball.mandurah@ljhooker.com.au](mailto:jball.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.



"You'll find a second bathroom with both a bath and shower, plus a convenient powder room with a basin and separate toilet. There's also a double-door linen cupboard, a spacious laundry, ducted evaporative air conditioning, and a gas storage hot water system."

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"The extra-large double garage includes a built-in workbench, while outside you'll love the large gable patio set over a beautiful timber deck - perfect for entertaining. The decking continues across the full front of the home, adding to its charm.

There's even a garden shed for your tools, and ample space to park a boat or caravan - a dream for coastal living." Creery Wetlands and the canals are only approx 450 metres away and including Nourishing the Soul Cafe. Mandurah College is approx 420 metres.

- Block size 663m<sup>2</sup>
- Living space 206m<sup>2</sup>
- Build 2004
- Council rates approx. \$2600 per annum
- Water rates approx. \$1600 per annum

"I'm John Ball from LJ Hooker Property Experience South, Homes of this calibre in Mariners Cove don't come up often - so don't miss your chance to make 25 Brouwer Trail your new address.

## MORE DETAILS

Property ID	4SAYFF2
Property Type	House
House Size	206 m <sup>2</sup>
Land Area	659 m <sup>2</sup>

### John Ball 0418 396 056

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

### LJ Hooker Mandurah (08) 9586 5555

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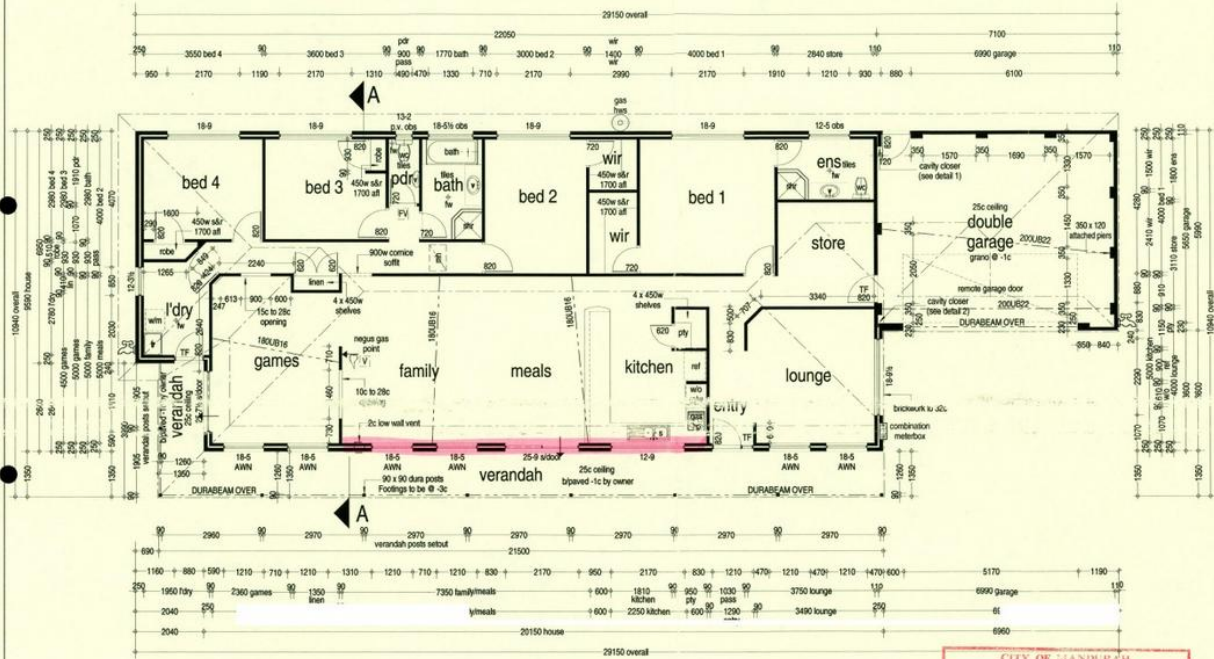


**ÁREAS**

HOUSE - 206.58m<sup>2</sup>  
 VERANDAH - 32.59m<sup>2</sup>  
 GARAGE - 42.53m<sup>2</sup>  
 TOTAL - 281.70m<sup>2</sup>  
 PERIM. - 63.56m

DO NOT SCALE FROM DRAWINGS - DIMENSIONS SHOWN ARE TO BE FOLLOWED AND MUST BE CHECKED ON SITE.

DOWNPIPES TO BE LOCATED AT PLUMBERS DISCRETION TO SUIT ROOFWATER VOLUME AND LOCATION OF ROOF MEMBERS.



**CITY OF MANDURAH**  
 Approved subject to issue of Council's Building Licence and compliance with the most recent Building Code of Australia.  
 Date: 27 JUN 2003 File No: 25788

<b>Tuart Lodge</b>	
DATE	25/04/03
DRAWN	W.N.G.
SHEET No:	1 OF 6
JOB No:	N 21157
K:\newdevelopment\17116\17116.dwg Thursday 24/03	
AMENDMENTS / VARIATIONS	
V.O. No.	
DATE	
CLIENT: Gooding	
ADDRESS: LOT 117 Brouwer Trail, Mariners Cove, Dudley Park, Mandurah	
<b>LIONAL</b> NG THE DREAM C.N. 008 783 248 T. PERTH 8000, Ph 0801 1888 Website: www.ljhooker.com.au	

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