



41 Sharperton Meander, Dudley Park

## Perfect First Home, Smart Investment or Easy-Care Downsizer..

# Welcome to 41 Sharperton Meander, Dudley Park

### Stylish, Spacious & Ideally Positioned in Tuckey Cove and ONLY 50 minutes approx to Perth CBD\*\*

\* BOOK A PRIVATE VIEWING WITH JOHN BALL\*\*

Nestled within the ever-popular **\*\*Tuckey Cove Estate\*\***, this well-presented **\*\*4-bedroom, 2-bathroom home\*\*** offers an outstanding opportunity for **\*\*first-home buyers, families, savvy investors or downsizers\*\*** looking for a comfortable, low-maintenance lifestyle in a fantastic location.....

Step inside and you'll discover a practical floorplan designed with everyday living in mind. At the heart of the home is the spacious **\*\*open-plan living and dining area\*\***, creating a welcoming space for relaxing, entertaining and spending time with family.....

The adjoining kitchen is both functional and well-appointed, featuring a **\*\*ceramic cooktop, oven, rangehood, generous bench space and plenty of storage\*\***.

4 2 2

### FOR SALE

\$777,000 All Offers Presented

### VIEW

Sat 31st Oct @ 12:00PM - 12:15PM

### AGENTS

John Ball

0418 396 056

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.



**\*\*The spacious master suite\*\*** is privately positioned and features a large **\*\*three-door mirrored built-in robe\*\***, together with a private ensuite complete with shower, vanity and toilet.

The three additional bedrooms are all generously sized and feature **\*\*two-door mirrored built-in robes\*\***, providing plenty of storage for the whole family....

The main bathroom is perfect for family living, offering both a **\*\*shower and bath\*\***, while the functional laundry includes a **\*\*built-in two-door linen cupboard\*\*** and convenient second toilet.

**\*\*Step outside and enjoy your own private outdoor space.\*\*** The covered alfresco provides the perfect setting for entertaining friends and family, while the spacious backyard offers plenty of room for children and pets to play - or the opportunity to create your own outdoor oasis.

#### ### Features You'll Love:

- 4 bedrooms, 2 bathrooms
- Master bedroom with large 3-door mirrored built-in robe
- Private ensuite with shower, vanity & toilet
- All minor bedrooms with mirrored built-in robes
- Spacious open-plan living & dining area
- Functional kitchen with ceramic cooktop, oven & rangehood
- Plenty of kitchen bench space & storage
- Main bathroom with shower & bath
- Laundry with built-in linen storage
- Convenient second toilet
- Covered alfresco entertaining area
- Spacious backyard with room for children & pets
- Evaporative ducted air conditioning throughout
- Storage hot water system
- Low-maintenance 351m<sup>2</sup> block
- Built in 2016
- Approximately 150m<sup>2</sup> of living space

#### ### Property Information

- \*\*Year Built:\*\*** 2016
- \*\*Block Size:\*\*** 351m<sup>2</sup>
- \*\*Living Space:\*\*** Approximately 150m<sup>2</sup>
- \*\*Council Rates:\*\*** Approximately \$2,500 per annum
- \*\*Water Rates:\*\*** Approximately \$1,500 per annum

#### ### Location, Location, Location!

Ideally positioned close to **\*\*parks, waterways, schools, shopping centres and Mandurah's vibrant foreshore\*\***, this home places you within easy reach of everything Dudley Park has to offer.

Whether you're looking to secure your **\*\*first home**, expand your investment portfolio, downsize or simply enjoy an easy-care lifestyle\*\*, 41 Sharperton Meander deserves to be at the top of your inspection list.

**\*\*Don't miss this fantastic opportunity!\*\***

**\*\*Contact John Ball on 0418 396 056 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. John Ball and LJ Hooker Property Experience provide this information without any express or implied warranty as to its accuracy or currency.

## MORE DETAILS

|               |         |
|---------------|---------|
| Property ID   | 4THSFF2 |
| Property Type | House   |
| Land Area     | 351 m2  |

**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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BE AWARE: SUBSTITUTION OF ANY STRUCTURAL MEMBERS AND, OR VARIATIONS TO ANY PART OF THE DESIGN, WILL VOID ANY RESPONSIBILITY OF MATTHEW CARLEY DESIGNS FOR THE STRUCTURAL INTEGRITY AND PERFORMANCE OF THE BUILDING

## SEACREST 3



ELEVATION KEY

| KEY |                                        |
|-----|----------------------------------------|
|     | DENOTES DOUBLE BRICK EXTERNAL WALL     |
|     | DENOTES 80mm THICK BRICK INTERNAL WALL |
|     | DENOTES SMOKE DETECTOR                 |
|     | DENOTES DOWNPIPE POSITION              |
|     | DENOTES EXTERNAL TAP POSITION          |
|     | DENOTES TOWEL RAIL POSITION            |
|     | DENOTES TOILET ROLL HOLDER             |
|     | DENOTES METER BOX POSITION             |
|     | DENOTES SHOWER ROSE/TAP POSITION       |
|     | DENOTES TAP POSITION                   |
|     | DENOTES CEILING MANHOLE                |
|     | DENOTES FLOOR WASTE                    |
|     | DENOTES FRIDGE SPACE ONLY              |
|     | DENOTES PANTRY                         |
|     | DENOTES WASHING MACHINE SPACE ONLY     |
|     | DENOTES PICTURE HOOK POSITION          |

**CARPENTER NOTE**  
ALL DOORS TO HAVE FULL ARCHITRAVE SURROUND.  
ALL INTERNAL DOORS TO BE 2040mm HIGH

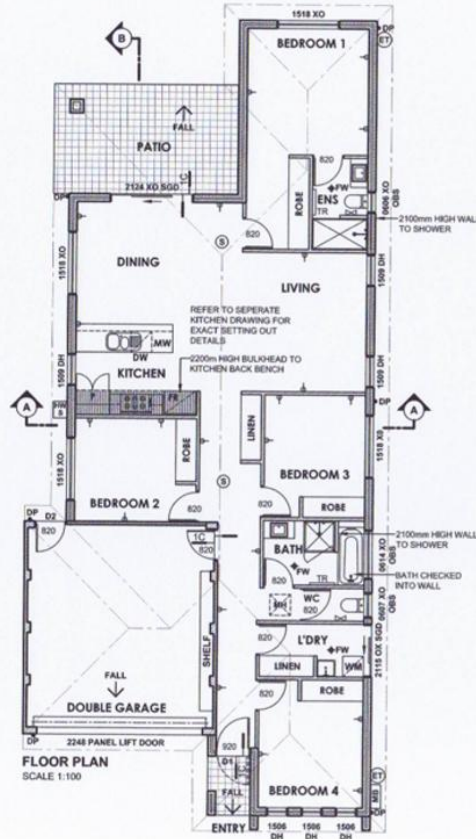
| FLOOR AREAS   |                            |
|---------------|----------------------------|
| GARAGE:       | 33.08m <sup>2</sup>        |
| ENTRY:        | 2.05m <sup>2</sup>         |
| PATIOS:       | 16.85m <sup>2</sup>        |
| LIVING:       | 140.63m <sup>2</sup>       |
| <b>TOTAL:</b> | <b>192.61m<sup>2</sup></b> |

| ROOM SIZES |               |
|------------|---------------|
| BEDROOM 1: | 3.53m x 3.62m |
| WIR:       | 2.62m x 1.84m |
| BEDROOM 2: | 2.93m x 2.97m |
| BEDROOM 3: | 2.93m x 2.97m |
| KITCHEN:   | 3.53m x 2.60m |
| DINING:    | 3.60m x 3.51m |
| LIVING:    | 3.62m x 3.99m |
| PATIO:     | 5.35m x 3.15m |
| GARAGE:    | 5.21m x 5.81m |

**TILING**  
**WET AREAS**  
-MINIMUM 1800mm HIGH TILING TO ALL SHOWER AREAS  
-MINIMUM 1500mm HIGH TILING BEHIND ALL VESSELS (WASH BASINS)

**SMOKE DETECTOR**  
SMOKE DETECTOR INSTALLATION TO BE CONNECTED TO CONSUMER MAINS POWER TO BCA PART 3.7.2 AND AS 3786. AS 3786 AND TO BE INTERCONNECTED

**EVAPORATIVE AIR COOLING SYSTEM**  
PROVIDE SUPPLY AIR DIFFUSERS TO THE FOLLOWING ROOMS:-  
-BED 1  
-BED 2  
-BED 3  
-BED 4  
-LIVING  
-DINING  
-KITCHEN  
(NO VENTS TO OUTSIDE WALLS OR EAVES)



FLOOR PLAN  
SCALE: 1:100

### GENERAL NOTES

-DO NOT SCALE FROM THIS DRAWING -  
-FIGURED DIMENSIONS ARE TO TAKE PREFERENCE OVER SCALED WORK  
-ANY DISCREPANCIES WHICH THE CONTRACTOR MAY FIND IN THIS DRAWING MUST BE BROUGHT TO THE ATTENTION OF MATTHEW CARLEY DESIGNS PRIOR TO COMMENCEMENT OF WORK.

Certificate of  
Design Compliance  
IQ 15 166

**STRUCTURAL CERTIFICATION**  
-THE STRUCTURAL DESIGN ASSESSED USING A COMBINATION OF OR RELIANCE UPON ONE OR MORE OF THE FOLLOWING AUSTRALIAN STANDARD CODES:  
AS/NZS 1170.2:2002 (GENERAL PRINCIPLES)  
AS/NZS 1170.1:2002 (PERMANENT, IMPOSED)  
AS/NZS 1170.2:2011 (WIND ACTIONS)  
AS 1604:2006 (TIMBER FRAMING CODE)  
AS/NZS 1170.4:2007 (EARTHQUAKE ACTIONS)  
AS 2870:1996 (SLABS & FOOTINGS)  
AS 4100:2006 (STEEL STRUCTURES CODE)  
AS 3600:2008 (CONCRETE STRUCTURES CODE)  
AS 3700:2008 (MASONRY STRUCTURES CODE)

SIGNATURE *J.R. Bradley*

**J.R. BRADLEY**  
CIVIL AND STRUCTURAL CONSULTING ENGINEER  
3 HONEYTREE PLACE  
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**A 07-09-15** Issued for construction

No. Date Revisions

CLIENT: G.J. SAVAGE AND A. L. SHORT

ADDRESS: LOT 217 SHARPPOINT MEANDER  
DUDLEY PARK  
WA - 6210

TITLE: GROUND FLOOR PLAN

SCALE: 1:100 DATE: 03-09-2015

**Cougar Homes**  
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PROJ. No: PCH - 141 DWG. No: 03 OF 13

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