







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 14th Nov @ 12:45PM - 1:00PM

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.

LJ Hooker

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 351m² block
Built in 2016
Approximately 150m² of living space

Property Information

Year Built: 2016
Block Size: 351m²
Living Space: Approximately 150m²
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!

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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

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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 90mm THICK BRICK INTERNAL WALL
- (S) DENOTES SMOKE DETECTOR
- •DP DENOTES DOWNPIPE POSITION
- (ET) DENOTES EXTERNAL TAP POSITION
- TR DENOTES TOWEL RAIL POSITION
- DENOTES TOILET ROLL HOLDER
- MB DENOTES METER BOX POSITION
- DENOTES SHOWER ROSE/TAP POSITION
- DENOTES TAP POSITION
- MH DENOTES CEILING MANHOLE
- FW DENOTES FLOOR WASTE
- FR DENOTES FRIDGE SPACE ONLY
- P DENOTES PANTRY
- WM 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:	33.08m²
ENTRY:	2.05m²
PATIOS:	16.85m²
LIVING:	140.63m²
TOTAL:	192.61m²

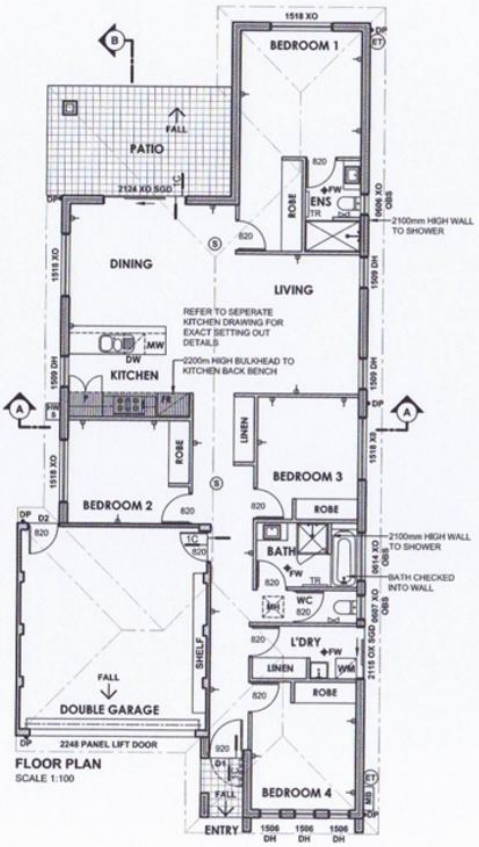
ROOM SIZES

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 2.91m
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 150mM 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 1170.0:2002 (GENERAL PRINCIPLES)
AS/NZS 1170.1:2002 (PERMANENT, IMPOSED)
AS/NZS 1170.2:2011 (WIND ACTIONS)
AS 1684 2006 (TIMBER FRAMING CODE)
AS/NZS 1170.4:2007 (EARTHQUAKE ACTIONS)
AS 2870-1996 (SLABS & FOOTINGS)
AS 4100 STEEL STRUCTURES CODE
AS 3600 CONCRETE STRUCTURES CODE
AS 3700 MASONRY STRUCTURES CODE

SIGNATURE

J.R. BRADLEY
CIVIL AND STRUCTURAL CONSULTING ENGINEER
3 HONEYTREE PLACE
FALCON - WA - 6210
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No.	Date	Revisions
A	07-09-15	Issued for construction

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

ADDRESS: LOT 217 SHARPERTON MEANDER DUDLEY PARK WA - 6210

TITLE: GROUND FLOOR PLAN

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

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PROJ. No: PCH - 141 DWG. No: 03 OF 13 A

DRAWN BY: Matthew Carley Designs
tel 0438126492

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