






4  2  2 

FOR SALE
Offers Over \$799,000

VIEW
By Appointment

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**

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MORE DETAILS

Property ID 4TK1FF2
Property Type House
Including Ensuite
Toilets (2)

John Ball 0418 396 056

Sales Executive | jball.mandurah@ljhooker.com.au

LJ Hooker Mandurah (08) 9586 5555

68 Mandurah Terrace, MANDURAH WA 6210
mandurah.ljhooker.com.au | hello.south@ljhpxp.com.au



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FRONT ELEVATION



LOT 61

443m²

ZONING R25
(SUBJECT TO LDP)

NOTE:
ESTATE DESIGN
GUIDELINES APPLICABLE

DEVELOPMENT
APPROVAL
REQUIRED

BAL -
BAL NOT APPLICABLE
TO THIS LOT

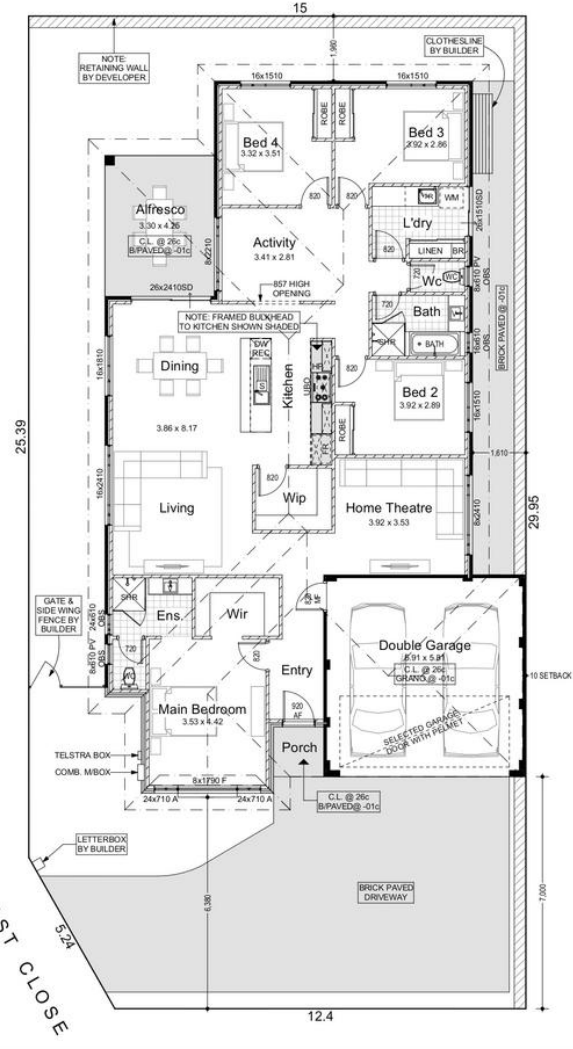
NOTE:
UNLESS OTHERWISE
NOTED C.L. @ 2636 A.F.L.

NOTE:
SITE LEVELS & FEATURES
UNKNOWN AT DATE OF PRINTING
DESIGN SUBJECT TO CHANGE
UPON RECEIPT OF SITE SURVEY
BY LICENSED SURVEYOR

NOTE:
UNLESS OTHERWISE
NOTED ALL INTERNAL
WALLS TO BE 90mm
STEEL FRAMED SHOWN

NOTE:
WRITTEN JUSTIFICATION
REQUIRED FOR PROPOSED
CODE VARIATION AGAINST
R-CODES DESIGN PRINCIPLE
5.3.2 - LANDSCAPING

MORE THAN 50% OF THE
STREET SETBACK AREA
CONSISTS OF IMPERVIOUS
SURFACES (BRICK PAVING)



FLOOR PLAN

Areas	
HOUSE	181.885
GARAGE	36.279
ALFRESCO	14.025
PORCH	2.265
	234.454 m ²
PERIMETER	85.160
ROOF AREA ON THE FLAT	262.328

SITE COVERAGE: 220.43m² (49.76%)
OPEN SPACE: 222.57m² (50.24%)

PRIME PROJECTS CONSTRUCTION

REG. BUILDER NO: 4129
A.B.N. 72 961 949 131
9 MADROCKLEY BIRC,
MULAGA WA 6300
PH: (08) 9249 4455

CLIENT: **BOYDIE ENMA MACEROLA & BENJAMIN JAMES MACEROLA**

ADDR: **LOT 61 MAST CLOSE, DUDLEY PARK**

PROJ NO: 24013
SHEET: 1 OF 1
SCALE: 1:100

NOTES	DATE	STAGE	DRAWN
1. THIS DRAWING IS THE PROPERTY OF PRIME PROJECTS CONSTRUCTION AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PRIME PROJECTS CONSTRUCTION.	07/02/2024	SKETCH	S.B.

SPECIFICATION	DAP / LDP	VERSION
TOTAL FINISH	YES	001

LONDON (MOD.)

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