



Greenfields, 15 Windermere Way

WINNING COMBINATION!

If you're searching for a lovely family home or a low-maintenance investment property in a prime location close to all essential amenities, your search ends here. Plan a visit to inspect this meticulously maintained residence.

As you enter, you'll be greeted by the bright and airy ambiance that defines this charming home. The living area features a large split system reverse cycle air conditioner, providing comfort throughout the year. This home offers four spacious bedrooms, each with built-in robes, a separate front lounge, and a welcoming kitchen, dining, and living area designed for family living.

The property also boasts generous grassy areas in both the front and back, perfect for gardening enthusiasts or a play space for kids and pets. The double carport is covered and secured with an electric roller door, which includes a backup battery for added convenience during power outages.

4 1 2

For Sale
Offers Over \$619,000

View
ljhooker.com.au/4Q5JFF2

Contact
Gopika Kaku
0493 530 809
gkaku.mandurah@ljhooker.com.au



Disclaimer: 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 Mandurah
(08) 9586 5555

Main Features:

- 4 Bedrooms, including master with semi ensuite
- Separate toilet
- Modern kitchen with window overlooking the backyard
- Electric roller shutters on windows for added security
- 6.5kw Solar panels to lower your power bills
- Double carport plus space to park a van or a trailer at the back
- Covered patio area to entertain guests or relax in any weather
- Bore and Retics to help you maintain your garden

Other Features:

- Council Rates: \$1900 approx
- Water Rates: \$1315 approx
- Rental Appraisal: \$530 to \$560pw
- Year Built: 1989
- Block size: 690m2 approx
- Floor area : 124m2 approx

This fantastic opportunity is too good to miss, do not delay, call Gopika TODAY to discuss further.

Disclaimer: Some pictures are for illustrative purposes only. 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. Gopika Kaku and LJ Hooker Mandurah provides this information without any express or implied warranty as to its accuracy or currency.

More About this Property

Property ID	4Q5JFF2
Property Type	House
Land Area	680 m ²
Including	Built-in-Robes Fully Fenced

Gopika Kaku 0493 530 809

Property Consultant | gkaku.mandurah@ljhooker.com.au

LJ Hooker Mandurah (08) 9586 5555

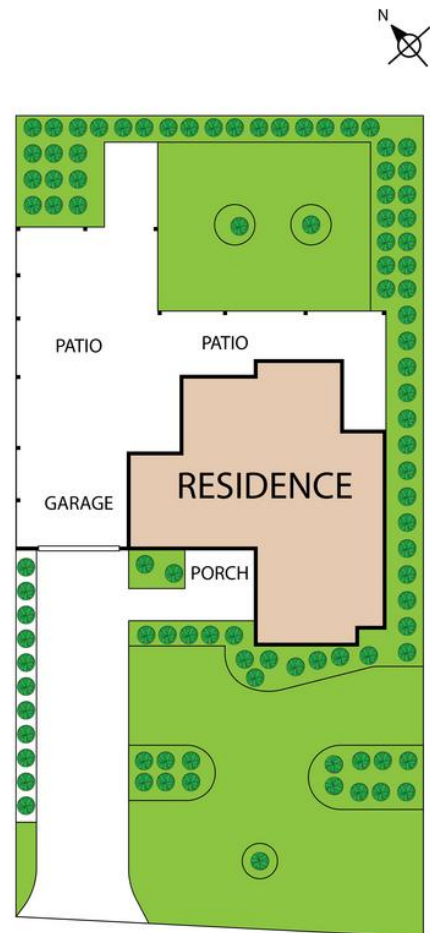
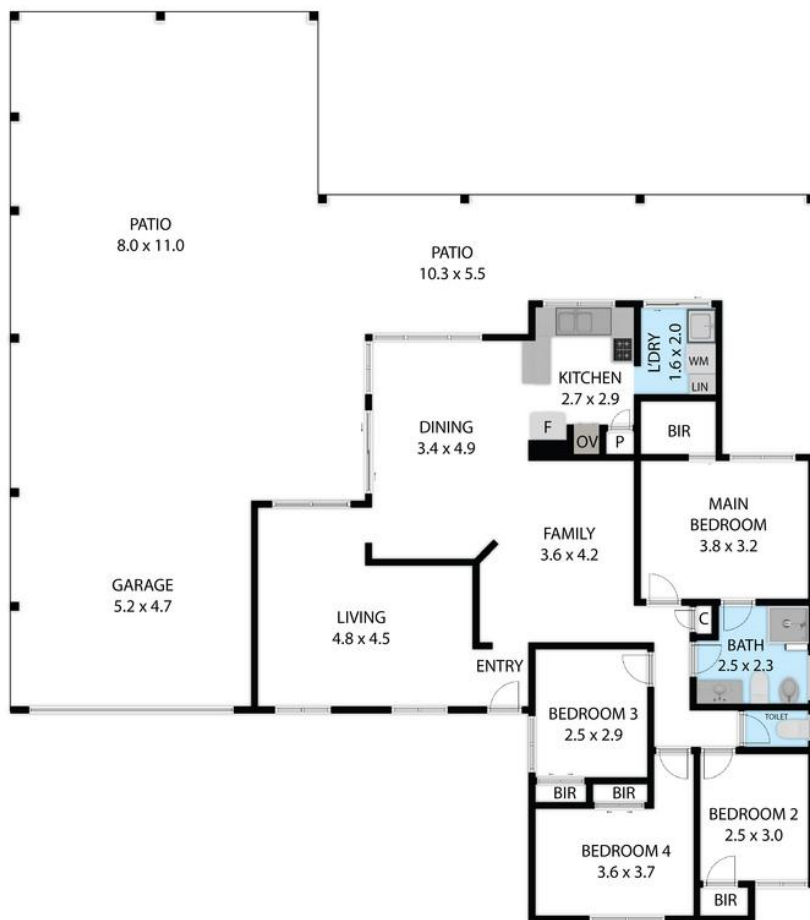
68 Mandurah Terrace, MANDURAH WA 6210

mandurah.ljhooker.com.au | reception2.mandurah@ljhooker.com.au



Disclaimer: 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 Mandurah
(08) 9586 5555**



15 Windermere Way, Greenfields 6210

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.