






33 McKenzie Crescent, Gulfview Heights

## Where Everyday Family Living Meets Entertaining Style

Positioned proudly on the high side of the road and nestled within a private, peaceful pocket of Gulfview Heights, this solid 1981-built, double-brick home on 665sqm (approx.) presents an exceptional opportunity for first-home buyers, downsizers or investors seeking a quality home in a highly desirable location. Boasting picturesque, elevated views and thoughtfully updated interiors, the home perfectly combines practicality, comfort and lifestyle appeal.

Featuring three generously sized bedrooms and two living areas, this home offers a versatile floorplan designed to cater to growing families, everyday living and effortless entertaining. The separate living zones allow everyone to enjoy their own space - whether it's a cosy spot to relax, a play area for children or a quiet retreat to unwind.

At the heart of the home is a beautifully updated contemporary kitchen, complete with sleek stone benchtops, quality appliances and a walk-in butlers pantry that provides ample storage and preparation space. Modern floor tiles and downlights enhance the fresh, contemporary feel, while natural light fills the living areas, creating a bright, airy and welcoming atmosphere throughout.

3  1  1 

**FOR SALE**  
\$839,000 - \$899,000

### AGENTS

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carlad@ljhsales.com.au

### AGENCY

LJ Hooker Property Specialists  
(08) 8289 6660

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**

Designed with entertaining in mind, the expansive outdoor area features a pitched pergola, perfect for weekend barbecues, family celebrations or simply relaxing outdoors. The elevated rear lawn provides a secure and generous space for children and pets to play, making it a true family-friendly retreat.

Enjoy year-round comfort with ducted evaporative cooling and ducted gas heating, while the 6.6kW (approx.) solar system improves energy efficiency and reduces electricity costs. Additional features, including automated roller shutters on the front windows and a security system, ensure privacy and peace of mind.

Features you will love:

- Three bedrooms, including master with built-in robe, ceiling fan, and roller shutters
- Bedrooms 2 and 3 with built-in robes, ceiling fans and Ziptrak block-out blinds
- Contemporary kitchen with walk-in butlers pantry, stone benchtops, gas cooktop, electric oven and dishwasher
- Ducted evaporative cooling and ducted gas heating for year-round comfort
- 6.6kW (approx.) solar system reducing power bills
- Automated roller shutters on front windows
- Security system for peace of mind
- Downlights throughout
- Expansive outdoor entertaining area with pitched pergola
- Elevated backyard for kids and pets to enjoy
- Undercover car parking for multiple vehicles
- Gas hot water system

Conveniently located within walking distance to Gulfview Heights Primary School and Kiekebusch Reserve and with easy access to other quality public and private schools, shopping precincts and public transport, this home is an exceptional opportunity not to be missed!

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

## MORE DETAILS

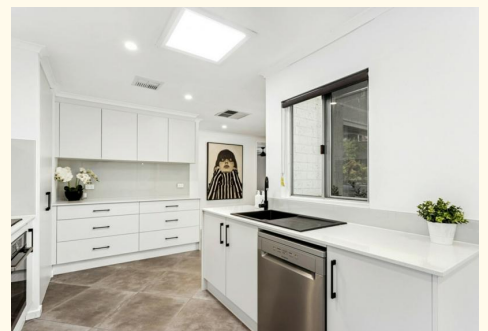
|               |         |
|---------------|---------|
| Property ID   | 2CP2GJU |
| Property Type | House   |
| House Size    | 132 m2  |
| Land Area     | 665 m2  |

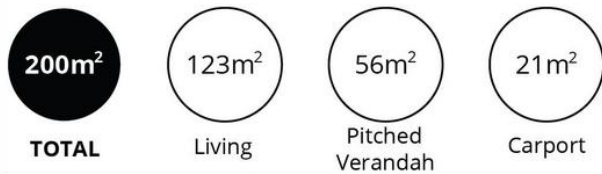
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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