



Halls Head, 10 Grasshill Grange

Coastal Charm!



Perfectly nestled in this sought-after suburb and just meters away from our beautiful WA coastline, you will find this charming 4-bedroom, 2-bathroom elevated residence that is situated on a generous 726sqm block and offers the perfect blend of modern comfort and seaside charm.

Built in 2006, by Lifestyle Homes, this stylish family home boasts a well-designed floor plan that includes multiple living areas, generous sized bedrooms and quality finishes throughout. The spacious kitchen is equipped with modern appliances, ample storage, and a convenient layout that will delight any home chef.

Each of the four bedrooms is generously sized, with the master bedroom enjoying the luxury of a walk-in-robe and ensuite bathroom for added privacy and convenience. The spacious second bedroom benefits from a convenient built-in-robe, whilst the 3rd and 4th bedrooms each have their own walk-in-robos.



For Sale
Under Offer

View
ljhooker.com.au/3RX5FGJ

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LJ Hooker City Residential
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The well-appointed main bathroom features a bath, shower & vanity and there is also an additional separate toilet and laundry room with plenty of bench space and storage.

Outdoor living is a highlight of this property, with a sizable backyard that offers endless possibilities for relaxing and entertaining. The double garage provides secure parking for two vehicles, with a sizable driveway for extra parking.

Located in a family-friendly neighborhood and in close proximity to beaches, local schools, parks, shopping centers, and the beautiful beaches of Halls Head, this property presents an excellent opportunity for those seeking a comfortable and convenient lifestyle in a thriving community.

Features include:

- Open plan kitchen, dining & family areas
- High ceilings
- Modern kitchen with quality stainless-steel appliances, including gas stove & rangehood
- Plenty of bench space and storage
- Generous master bedroom with WIR & private ensuite
- Spacious 2nd bedroom with convenient BIR
- 3rd & 4th bedrooms with WIRs
- Well-appointed main bathroom with bath, shower & vanity
- Feature downlights
- Separate laundry with storage
- Security screens
- Split-system air-conditioning
- Ceiling fans throughout
- Gas heater point
- Large North facing backyard, perfect for entertaining & relaxing, and with a vege garden!
- Entertaining deck area with quality outdoor blinds
- Mediterranean fire pit
- Secure double-car garage & spacious driveway
- 15sqm attic with pull down ladder access from the garage

Points of Interest (all distances are approximate):

- 150m to Seascapes Beach
- 2.1kms to Halls Head College
- 2.2kms to Len Howard Conservation Park
- 3.0kms to Halls Head Centra Shopping Centre
- 3.9kms to Mandurah Country Club & Golf Course

Rates & Dimensions:

Council Rates: \$2,500.00 p.a.

Water Rates: \$1,564.13 p.a.

Total Area: 293sqm

Land Size: 726sqm

Year Built: 2006



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More About this Property

Property ID	3RX5FGJ
Property Type	House
House Size	234 m2
Land Area	726 m2

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Residence 214m² | Attic 15m² | Garage/ Workshop 45m² | Alfresco 16m² | Porch 3m²
Total Area 293m²



This floorplan is for illustration purposes only to show the layout of the property. While every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total area do not include or account for wall thickness or roof areas under eaves. Cdb Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purposes.
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