



20 Bookleaf Loop, Halls Head

## Seascapes 4x2 with Loft, Pool & Shed

- 739m<sup>2</sup> lot
- 294 m<sup>2</sup> building area
- Built 2005
- 9x4 pool
- 20m<sup>2</sup> Shed/ lock up workshop or extra single 3rd garage option
- 4KW solar
- Separate study & theatre room

OPEN HOME SATURDAY 31 JANUARY UNLESS SOLD PRIOR

Welcome to 20 Bookleaf Loop, Halls Head - a corner lot home set on 739m<sup>2</sup> and boasting almost 300m<sup>2</sup> building area offering comfort, space and a relaxed coastal lifestyle in a peaceful, family-friendly location.

Designed for practical everyday living, this home features generous living areas, large 9 x 4 pool, with spa & jets, excellent natural light and a layout that suits families.

Set in a quiet looped street, it delivers privacy and convenience while remaining close to beaches, schools, parks and shopping amenities.

4 2 2

**FOR SALE**  
Please Call

### AGENTS

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### 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.





Features include:

- Double door entrance leading into formal and casual lounge/dining, media and games room
- Fully fenced, below ground pool on the North side of the home (fully fenced with salt Chlorinator).
- Distant slight sea views loft and garden
- Bed 1 & 2 are minor, with 1 door robes. Bed 3 has no robe, and carpet upgrade required. Family bathroom has separate toilet, bath & shower with door accessing bed 2.
- The master is spacious with his and her WIR, ensuite boasting corner spa, wide shower, single basin & and separate toilet. (carpet upgrade required)
- Large galley kitchen with dishwasher, 5 plate gas top, Blanco range hood, Euro electric oven, big pantry and plenty of cupboard & bench space, (fridge zone has plumbed in water point).
- Kitchen overlooks a huge open plan family and dining area with gas bayonet and leads out through sliding doors expansive size garden
- Upstairs is the 67m2 loft area (wooden slab) which comprises a massive utility room. Perfect as a games or playroom or lounge retreat for older children
- Outside, off the main living area, is the fully fenced lawn and generous alfresco area for the kids and dogs
- Double lock-up garage with internal access, driveway parking plus separate access to the workshop from the street
- ALL ROOMS ARE FULLY DUCTED REVERSE CYCLE AIR CONDITIONED.
- Laundry has separate toilet
- HUGE LOCK-UP WORKSHOP
- A CHILD SAFE REAR YARD AND ALL JUST SECONDS FROM GORGEOUS PARKLANDS WITH PLAYGROUND.

Positioned in the heart of Halls Head, this home is just minutes from local schools, shopping centres, medical facilities and public transport. Enjoy nearby beaches, coastal walks and parks while still having Mandurah's CBD within easy reach.

## MORE DETAILS

Property ID	4SNZFF2
Property Type	House
House Size	294 m2
Land Area	739 m2
Including	Ensuite
	Study
	Toilets (2)
	Dishwasher
	Built-in-Robes
	Fully Fenced

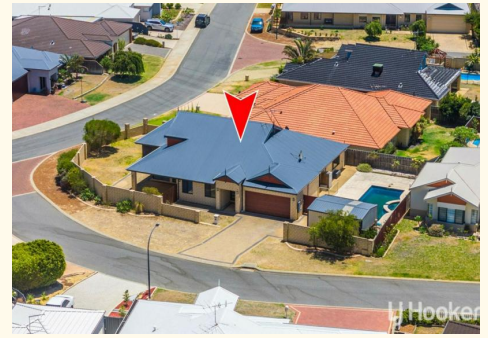
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**TOTAL: 282 m2**

1st floor: 221 m2, 2nd floor: 61 m2

EXCLUDED AREAS: PORCH: 6 m2, COVERED PATIO: 24 m2, GARAGE: 34 m2,  
OPEN TO BELOW: 1 m2, WALLS: 18 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.