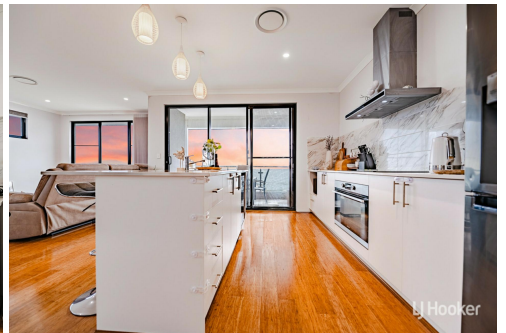




## Halls Head, 34 Acerosa Boulevard

Panoramic ocean views, a must see property

What a find, this 2020 built, designed over two levels and offers a super living space with one of the best views of the beach and ocean. Set on a super neat corner block offering a large driveway with space for caravan or boat in front of the double garage and high ceilings throughout. The entrance welcomes you in, the two levels offers versatile living with a low maintenance rear and front gardens. The property also offers 20Kw Solis 4G Three Phase Inverter sola panel system and back up battery system for those eco-friendly astute owners.

PRIVATE VIEWING ARE AVAILABLE ON REQUEST. CALL:

Richard Mathlin on 0409 125 205

Features:

- Modern built ocean front property
- Green titled block, no strata



**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.

3 2 2

**For Sale**  
OFFERS OVER \$1,250,000

**View**  
[ljhooker.com.au/4Q1EFF2](http://ljhooker.com.au/4Q1EFF2)

**Contact**  
**Richard Mathlin**  
0409 125 205  
[richard.mathlin@ljhooker.com.au](mailto:richard.mathlin@ljhooker.com.au)  
**Nav Vaughan**  
0468 557 510  
[nvaughan.mandurah@ljhooker.com.au](mailto:nvaughan.mandurah@ljhooker.com.au)

**LJ Hooker Mandurah**  
**(08) 9586 5555**

- Two stories
- 3 Double bedrooms
- 2 bathrooms one with Master ensuite with double shower and his and her sinks
- 3 W.C's
- Study nook
- Large ensuite to master
- Two living areas, first floor and ground floor
- Front facing balcony with amazing ocean views
- Living and kitchen also with amazing ocean and beach views
- Open plan kitchen with central island and living meals area
- Quality fixtures and fittings with 900 range ceramic cook top and electric oven
- 900mm space for barndoor style fridge freezer
- Dishwasher
- 2nd living area with access to large alfresco with glass doors to master bedroom
- Large Laundry
- Double garage with high ceilings for your 4x4 and large roof tray.
- Ducted reverse cycle air-conditioning
- Sola Panel system - 20Kw Solis 4G Three Phase Inverter and house battery for extra peace of mind
- Sheltered Alfresco entertaining area
- Rear Garden East Facing protected from the ocean breezes
- Vacant possession is offered on this property

Other features:

Block size 334 SQM CORNER BLOCK

Year built 2020.

House size 195.32 m2

Potential lease for \$850 - \$950 a week long term.

Halls Head and Seascapes residential estate offers many facilities to encapsulate your complete community feel.

- Cafe' and IGA store in walking
- School catchment area with great schools on offer
- Beach access in front of the house dog friendly area

Water Rates \$279.69

Shire Rates \$1,688.06

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 independent inquiries and must rely on their judgment about the information included in this advertisement. Richard Mathlin and LJ Hooker provide this information without any express or implied warranty as to its accuracy or currency.



**LJ Hooker Mandurah**  
**(08) 9586 5555**

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## More About this Property

|               |                                                              |
|---------------|--------------------------------------------------------------|
| Property ID   | 4Q1EFF2                                                      |
| Property Type | House                                                        |
| House Size    | 189 m <sup>2</sup>                                           |
| Land Area     | 334 m <sup>2</sup>                                           |
| Including     | Air Conditioning<br>Toilets (3)<br>Balcony<br>Built-in-Robes |

### Richard Mathlin 0409 125 205

Licensee/General Manager | richard.mathlin@ljhooker.com.au

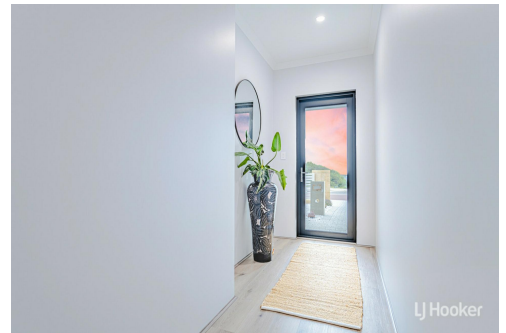
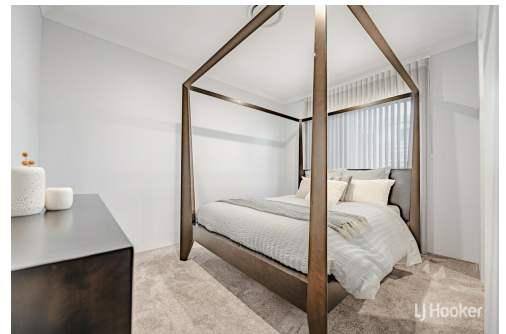
### Nav Vaughan 0468 557 510

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

### LJ Hooker Mandurah (08) 9586 5555

68 Mandurah Terrace, MANDURAH WA 6210

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**LJ Hooker Mandurah**  
**(08) 9586 5555**

# 34 Acerosa Boulevard, Halls Head

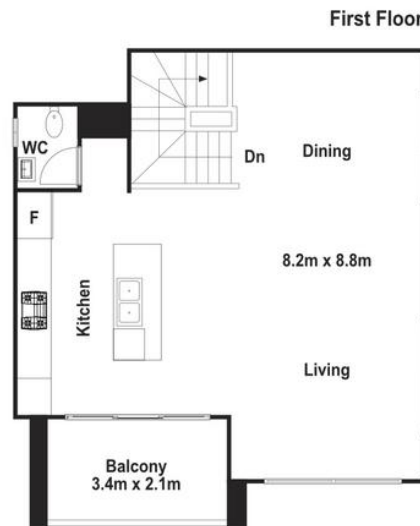
block size 334 m<sup>2</sup> | building 182m<sup>2</sup> | 3 x  2 x  2 x 



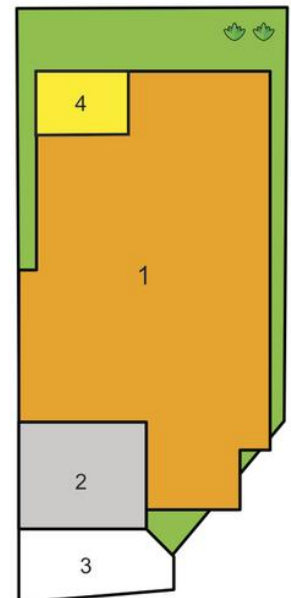
Richard Mathlin | 0409 125 205



Ground Floor



First Floor



## Legend

- 1. Residence
- 2. Garage
- 3. Driveway
- 4. Alfresco



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\*scale in metres. Dimensions are approximate. All information contained herein from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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