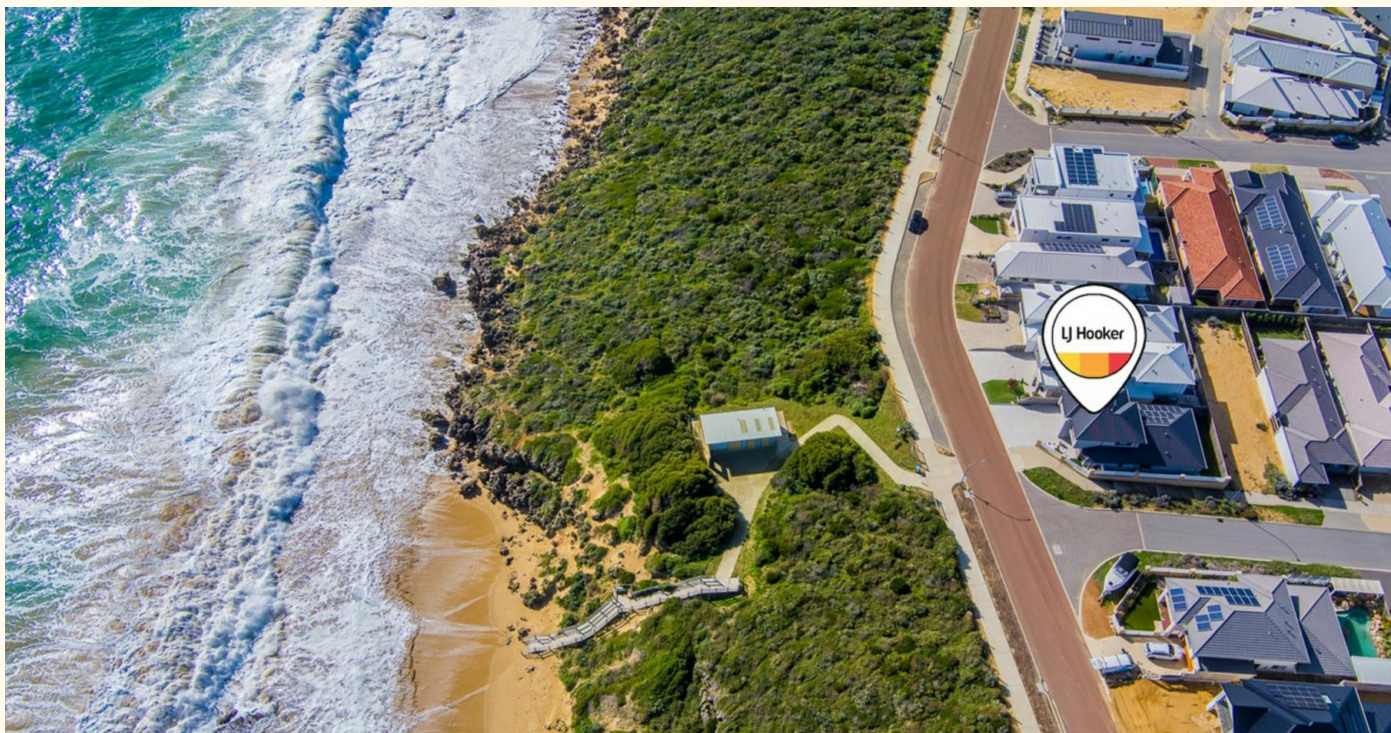


34 Acerosa Boulevard, Halls Head

Panoramic Ocean Views, Where Every Day Feels Like a Holiday

There are homes near the beach... and then there are homes that embrace the coastline so completely that every sunrise, every sea breeze and every sunset become part of everyday life.

Perfectly positioned on a premium corner allotment within the highly sought-after Seascapes Estate, this exceptional two-storey residence captures uninterrupted panoramic views across the Indian Ocean, creating a lifestyle reserved for only a few.

Completed in 2020, this beautifully appointed Green Title home has been thoughtfully designed to maximise natural light, coastal outlooks and effortless entertaining while maintaining the ease of low-maintenance living; it offers the perfect balance of luxury, freedom and practicality.

Whether you're entertaining friends on the ocean-facing balcony, enjoying your morning coffee while watching the waves roll in, or taking a short stroll to the dog-friendly beach directly opposite your home, every aspect of this residence has been designed around the relaxed elegance of coastal living.

3 2 2

FOR SALE

Please Call

AGENTS

Kirk Villamor
0424 767 117
kirk.villamor@ljhpxp.com.au

AGENCY

LJ Hooker Mandurah
(08) 9586 5555

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



Designed for Modern Coastal Living, spanning two thoughtfully designed levels, the home offers generous proportions with multiple living zones, creating flexibility for growing families, professionals or those seeking a lock-and-leave coastal retreat.

The upper level forms the heart of the home, where expansive open-plan living seamlessly connects with the designer kitchen and balcony, allowing breathtaking ocean views to become the backdrop to everyday living.

Downstairs provides a second living area opening onto a spacious undercover alfresco, offering an ideal space for entertaining or simply relaxing in complete privacy.

A sheltered east-facing garden protects from the afternoon sea breeze, allowing year-round outdoor enjoyment.

Features You'll Love

Spectacular Coastal Position

- Uninterrupted panoramic ocean and beach views
- Premium corner block providing additional privacy and natural light
- Directly opposite dog-friendly beach access
- " Front balcony capturing spectacular coastal sunsets
- " Walking distance to local cafés, IGA and coastal pathways

Spacious Family Living

- Two separate living areas across both levels
- Light-filled open-plan design
- Dedicated study nook ideal for working from home
- Large undercover alfresco entertaining area
- Beautiful indoor-outdoor flow throughout

Elegant Accommodation

- Three generous bedrooms
- Luxurious master suite with ocean outlook
- Designer ensuite featuring double shower and twin vanity
- Two beautifully finished bathrooms

Quality Kitchen

Designed as the centrepiece of the home, the contemporary kitchen offers:

- Large island breakfast bar
- Quality cabinetry and finishes
- 900mm ceramic cooktop
- 900mm electric oven
- Space for a 900mm refrigerator

Comfort & Sustainability

- Powerful 20kW Solis 4G three-phase solar system
- Battery storage system
- Ducted reverse-cycle air conditioning throughout

Garaging & Storage

- Double garage with extra height clearance
- Spacious laundry with extensive storage

Council rate: \$2800 approx.

Water rate: \$274.63 approx.

Enquire today.

Kirk Villamor
LJ Hooker Property Experience South
0424 767 117
kirk.villamor@ljhpxp.com.au

This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however,

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MORE DETAILS

Property ID	4TJ6FF2
Property Type	House
House Size	189 m2
Land Area	334 m2
Including	Air Conditioning
	Toilets (3)
	Balcony
	Built-in-Robes

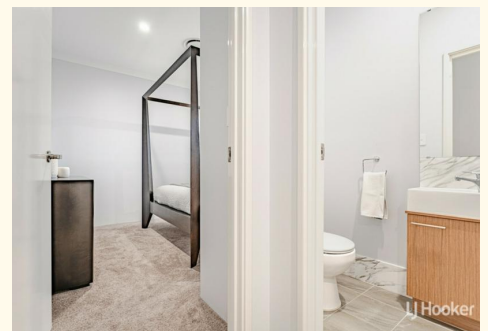
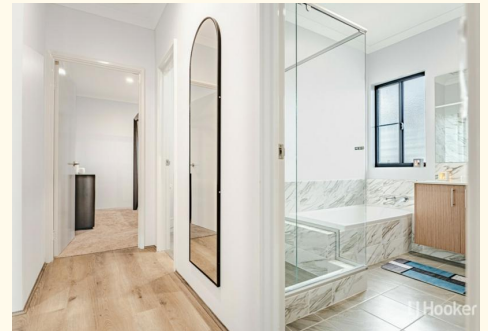
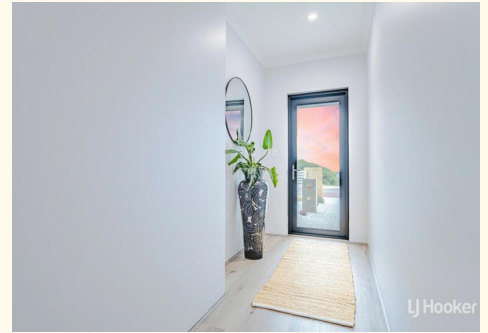
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Sales Executive | kirk.villamor@ljhpxp.com.au

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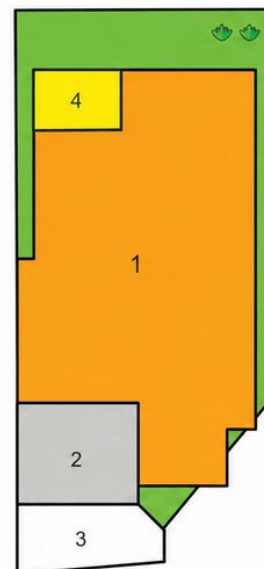
block size 334 m² | building 182m² | 3 x 2 x 2 x



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.*