47 Solandri Turn, Halls Head

Fabulous Beachside Family Home with 2.8m high carport

- Best offer over $1,099,000
- 2014 build
- 4x2x2
- 31m2 Alfresco
- 604m2 lot
- 260m2 build area
- Extra Side access driveway parking
- Super high fishing boat or caravan carport parking behind double gate
- Short stroll to the beach
- 2.8m high gated caravan /car side access

This magnificent opportunity to secure a 2014 built single level home in this fabulous beachside location just metres from the beach and surrounded by upmarket quality homes.

Boasting double door entry with study nook to the left, followed by master suite which has private access to a 31m2 alfresco. The master ensuite is modern, and the walk-in robe is much to admire.

The master chef kitchen is glamorous, boasting a super wide & long island breakfast bar that is fully enveloped in a very unique & eye

4 2 2

FOR SALE
Best Offer above $1,099,000

VIEW
Sat 31st Oct @ 12:00PM - 12:30PM

AGENTS
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AGENCY
LJ Hooker Mandurah
(08) 9586 5555

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Interested parties must rely solely on their own enquiries.

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catching Caesarstone (Excava) with waterfall feature, as well and matching splashback backdrop above the induction cook top. Quality appliances overlooks the meals and family area, allowing for easy entertaining and access. A large walk in pantry is attached to the kitchen, and drawer space is abundant.

Genuine theatre or games room with plenty of room to entertain your guests is separate to the living & dining area, and conveniently allows access directly into the alfresco zone.

The minor bedrooms are situated on the right-hand wing of the home, the 2nd bedroom and 3rd bedroom with semi ensuite. The laundry features a large sliding door linen press central to this area. Ceiling fans and BIR in all 3 bedrooms.

A lot of time will be spent in the huge alfresco and entertainment area. The rear of the home enjoys great sunsets, and a pool to enjoy those hot summer days after a stroll on the beach.

The double garage to the one side is further enhanced by a 5 metre side access to the other side of the home, fitted with double gate entry , and supported by a massive high-rise carport.

Highly sought after location only a few homes away from the beach, easy walk to the lovely Torwood park and near schools, shops, and transport.
An easy choice of home for the family.

Features:
- 5KW Growatt Solar
- Extra wide Alfresco (31m2)
- Reverse Cycle a/c with zone control
- Continuous gas hot water system
- 900mm SMEG induction cook top
- Gorgeous Caesarstone tops with waterfall effect
- Wall to wall Linen BIC in laundry
- Ceiling fans with retractable blades
- Theatre dual access plus exit to Alfresco through sliding doors
- Study nook
- Super high boat or caravan parking behind double gate

DISCLAIMER: This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however, buyers must make their own independent inquiries and must rely on their own personal judgment about the information included in this advertisement. Tony Dos Santos and LJ Hooker Property Experience provide this information without any express or implied warranty as to its accuracy or currency.

MORE DETAILS

Property ID	4TSWFF2
Property Type	House
House Size	260 m2
Land Area	604 m2

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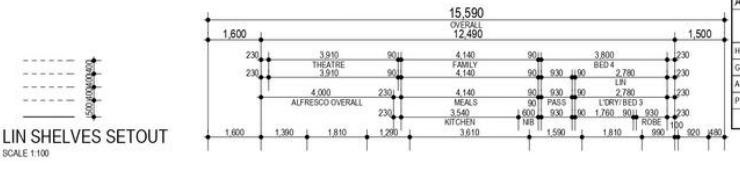
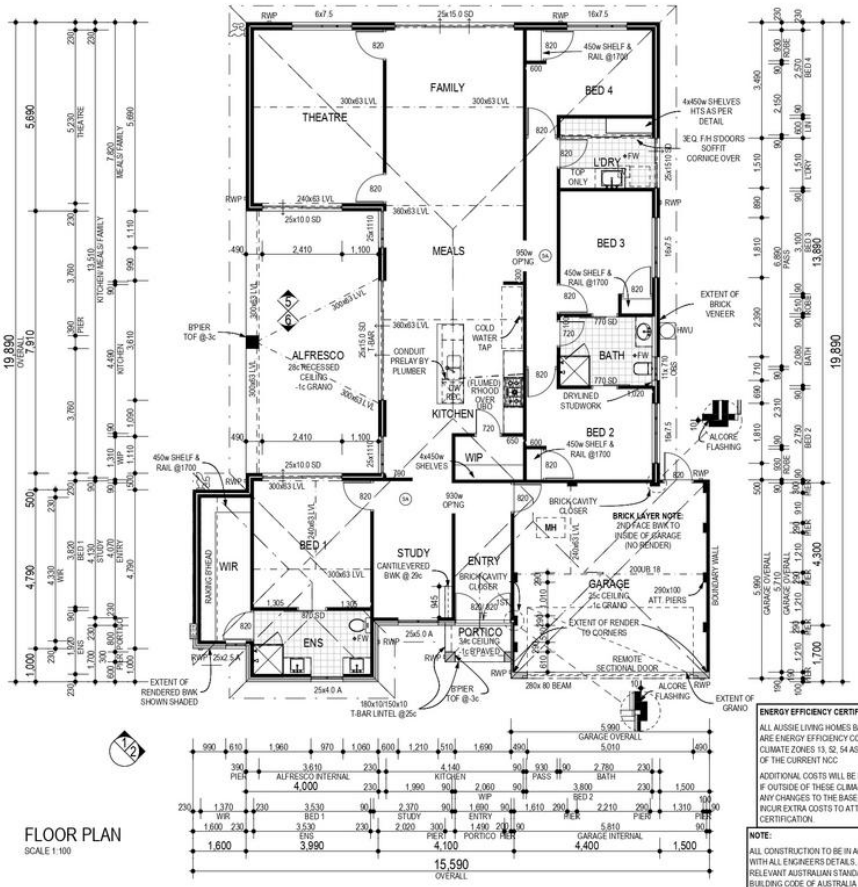
Roof Area [m2 on the flat]		286.39
AREAS:		
	PERIM. (m)	AREA (m2)
HOUSE AREA	75.96	191.08
GARAGE	23.96	35.09
ALFRESCO	23.82	31.64
PORTICO	6.18	2.19
		260.00 m²





ENERGY EFFICIENCY CERTIFICATION:

ALL AUSSIE LIVING HOMES BASE MODELS ARE ENERGY EFFICIENCY COMPLIANT IN CLIMATE ZONES 13, 52, 54 AS PER 3.12 OF THE CURRENT NCC

ADDITIONAL COSTS WILL BE INCURRED IF OUTSIDE OF THESE CLIMATE ZONES. ANY CHANGES TO THE BASE MODEL MAY INCUR EXTRA COSTS TO ATTAIN CERTIFICATION.

NOTE:

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL ENGINEERS DETAILS, ALL RELEVANT AUSTRALIAN STANDARDS & THE BUILDING CODE OF AUSTRALIA

NOTE:

DO NOT SCALE FROM THIS DRAWING. CHECK ALL DIMENSIONS ON SITE PRIOR TO SETTING OUT AND COMMENCING OF ANY WORK.

CLIENT NOTE:

NO FURTHER STRUCTURAL CHANGES WILL APPLY FROM ACCEPTANCE

aussie LIVING
Make the move.

REVISION	VO #	DRN	DATE	CHK
PWDI	21/03/13	EH	22/3/13	DM
SURVEY		LD	2/04/13	LD
PRESTART		EH	27/5/13	DM
FINAL PDF, VO	118487	SR	13/06/13	DM
		DM	22/8/13	DM

CLIENT:
DATE:
CLIENT:
DATE:
BUILDER:
DATE:

CLIENT:
STEENKAMP

ADDRESS:
LOT 2082
SOLANDRI TURN
HALLS HEAD

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SPECIAL

MODEL N°	DATE
	22/8/13
MAP REF.	WIND RATING
758 05 73	N2
COASTAL CATEGORY	ENGINEERS DETAIL
	D10
JOB N°	SHEET N°
1313278	4 OF 8

Date Printed 27/08/2013 J:\1300000 ALL\1310000 HO AL\1313278\1313278 DRAFTING DOCS\1313278 VB\1313278.pln

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