



5 Kilkenny Gardens, Halls Head




Renovators Delight Opposite Golf Course

- Best offer over \$989,000
- 6x4x3
- 892m² block
- Built 1982
- 440 sqm total building area
- Sold as inspected

This elevated dominant 3 level home with balconies on second and third levels (some with sea, others with golf views) is set in a private cul - de - sac, in the prime location of Old Halls Head opposite the golf course.

Comprising 6 bedrooms, 4 bathroom making up a massive 440 sqm of building area on a super large 892sqm block, which in today's construction market will be very costly & timeous to build Blocks this size this close to the golf course are scarce to find, and at a premium price.

Whilst the home needs some TLC & upgrades, the opportunities are endless with the ability to create an incredible large family home, or for the astute investor retain the home and split into multiple rental

6  4  3 

FOR SALE

Offers from \$989,000

AGENTS

Tony Dos Santos
0466 550 512
tdossantos.mandurah@ljhooker.com.au

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.



offerings subject to STA (short term accommodation guidelines). There are bedrooms on all 3 levels, making this a perfect multi-generational home for accommodating parents, or sublet to a tenant the downstairs area as it has private access and side parking.

From your front balcony set your sites on the Mandurah Country Golf Course, and then from the west side of your front and rear balcony on 2 levels there are distant ocean views too.

To assist you with navigating this home there is a floor plan across all 3 level included, plus a virtual video tour.

The ground level features spacious games/living area with 2 bedrooms and one bathroom connecting to your 3 door garage with storage.

The second level is kitchen, dining and lounge area with 3 bedrooms and 2 bathrooms and laundry.

The top level provides a private retreat with the main master ensuite, study and an extra guest bedroom with split A/C.

There is side access and plenty of room for your boat and caravan and also plenty of room for a pool.

This huge multi-level home will be sold as inspected without any warranties. Being a renovators dream the cost alone of this 892m² block will leverage any upgrades that will turn this golf course and ocean view tri level home into a sought after proposition. Not to mention the replacement building cost of such a substantial home on concrete slab levels.

Just a short stroll from beautiful Doddie's Beach, and a short drive to Mandurah foreshore.

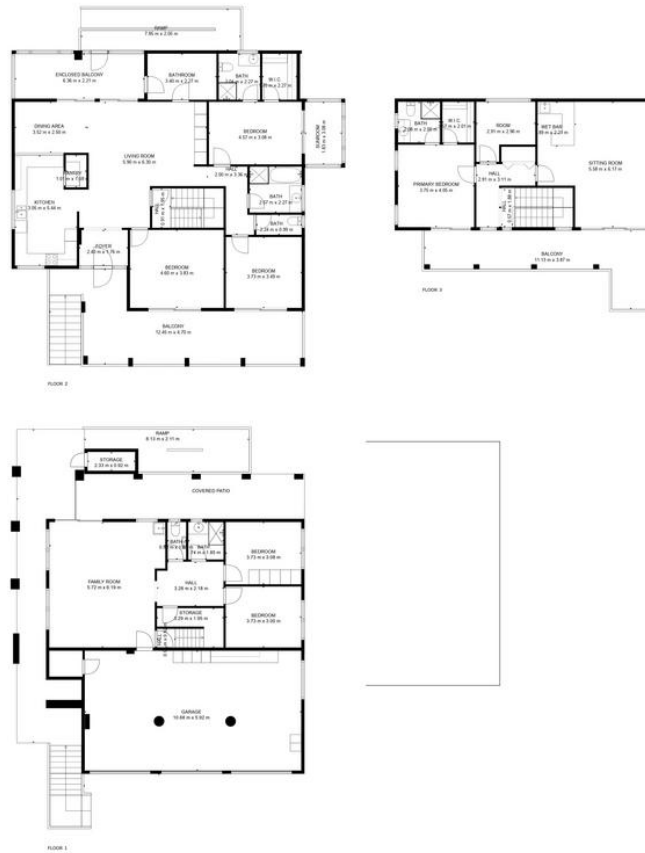
MORE DETAILS

Property ID	4RTMFF2
Property Type	House
House Size	440 m ²
Land Area	892 m ²
Including	Toilets (4) Balcony

Tony Dos Santos 0466 550 512
Sales Executive | tdossantos.mandurah@ljhooker.com.au

LJ Hooker Mandurah (08) 9586 5555
68 Mandurah Terrace, MANDURAH WA 6210
mandurah.ljhooker.com.au | hello.south@ljhpxp.com.au





TOTAL: 301 m²
 FLOOR 1: 75 m², FLOOR 2: 149 m², FLOOR 3: 77 m²
 EXCLUDED AREAS: GARAGE: 63 m², STORAGE: 6 m², "": 23 m²,
 COVERED PATIO: 97 m², RAMP: 29 m², SUNROOM: 6 m²,
 ENCLOSED BALCONY: 14 m², BALCONY: 65 m²
 WALLS: 27 m²

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