



7 Allan Place, Halls Head

4  2  2 

## Perched on Top of the Hill on 1098m2 with distant Ocean Views

- 160m2 floor area
- 4x2x2
- Built 2002
- Automated roller shutters
- Vacant
- Wooden floors
- Steep driveway
- Wide living & dining areas facing ocean through 3 window settings with centre slider
- So much potential for expansion & improvements to kitchen, baths, floors & garden

Set date sale : Best offer over \$799,000 by 27 April 2026 (Unless sold Prior)

1098m2 lot Perched on the hill , offering superb distant sea views from this elevated position.  
Located 2min drive to Mandurah Country Golf Club and Blue Bay Beach.

### FOR SALE

Offers above \$799,000 by 27 Apr  
Unless Sold Prior

### AGENTS

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### AGENCY

LJ Hooker Mandurah  
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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.

 **LJ Hooker**

Once you have driven up the very steep driveway to this elevated home perched on the hill top, you will appreciate what this 4x2 160m2 home has to offer.

On offer:

- Double carport
- Extended parking space beyond carport
- Roller shutters entire front facing ocean
- Open plan living, meals and kitchen flanked by expansive windows that strategically face the ocean and allow you to absorb stunning twilights and sea views.
- All four bedrooms are to the rear of the home, with the master bedroom having a walk in robe and en suite, and the three minor bedrooms each have a robe/recess.
- 2 bathrooms off the rear passageway leaving all the open living area overlooking the magnificent outlook to the coastline.
- New hotplate
- 1x Split AC directed living & dining
- Wooden type floors dining & living , carpeted bedrooms
- Expansive living & dining areas facing ocean

Simply use your creative flair inside, landscape the massive garden and improve the side and rear boundaries with your own personal choice of wall or fence to create one of the best homes on top of the hill in this ocean pocket of Halls Head.

Located within strolling distance to the ocean, park, kiddies playground and bus stop or take a short drive to Doddies Beach, the golf course or over the Old Mandurah Landmark Bridge into the town centre, foreshore and restaurant strip.

**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 provides this information without any express or implied warranty as to its accuracy or currency.

## MORE DETAILS

|               |         |
|---------------|---------|
| Property ID   | 4T0TFF2 |
| Property Type | House   |
| House Size    | 160 m2  |
| Land Area     | 1098 m2 |

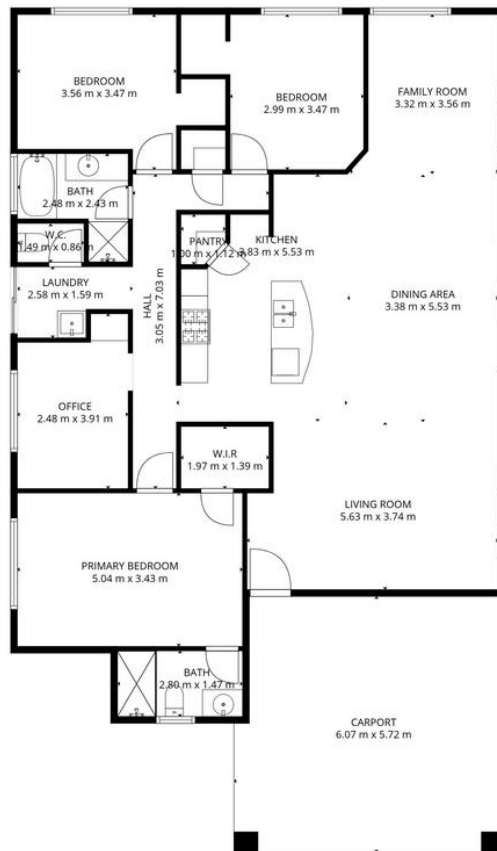
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**TOTAL: 149 m<sup>2</sup>**  
 1st floor: 149 m<sup>2</sup>  
 EXCLUDED AREAS: CARPORT: 34 m<sup>2</sup>, WALLS: 8 m<sup>2</sup>

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

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