



8 Sandalwood Parade, Halls Head

A Hammer, a Dream & a Little Elbow Grease!

Some homes are made to impress. Others are ready for you to make your mark!

Set on a generous 726sqm block, 8 Sandalwood Parade, Halls Head offers four bedrooms, two bathrooms, multiple living areas and plenty of possibilities for buyers ready to bring their own ideas.

Built in 1980, the home offers a functional layout and generous spaces, with an opportunity to refresh the finishes and renovate over time to suit your style.

Whether you're a keen renovator, a first-home buyer with ideas or an investor considering your next project, this is a chance to look beyond the existing finishes and imagine what could be.

THE HOME

4 bedrooms
2 bathrooms
2 toilets
Kitchen and meals area
Family room

4 2 1

FOR SALE

\$775,000 - All Offers Presented

VIEW

Sat 31st Oct @ 11:30AM - 12:00PM

AGENTS

Jodie Francis
0499 570 545
jodie.francis@ljhpxp.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.



Separate living and dining areas
Additional sitting room/study adjoining the main bedroom
Built in 1980

FEATURES

Evaporative air conditioning throughout
Generous main bedroom suite with walk-in robes and ensuite featuring twin basins, shower and toilet
Additional sitting room adjoining the main bedroom, offering possibilities for a parents' retreat, dressing room or study
Three good-sized minor bedrooms with carpets and built-in robes
Main bathroom with vanity, shower and bath
Spacious front living and dining areas with windows providing natural light
Functional central kitchen with dishwasher, electric cooktop, oven, generous pantry storage and a window overlooking the rear patio and garden
Separate family room adjoining the kitchen, with access to the patio and backyard
Slow-combustion wood fire in the family room
Separate laundry with external access and a separate toilet
Solar hot water system
Single carport with manual door and drive-through access to the rear
Large covered outdoor patio
Backyard with lawn, garden beds and established frangipani and avocado trees
Garden shed
NBN Fibre to the Node (FTTN) available, with 5G mobile coverage
726sqm block

ESTIMATED RENTAL RETURN

\$640—\$680 per week

OUTGOINGS

Council Rates: \$2,381.47 p.a.
Water Rates: \$1,592.82 p.a.

LOCATION

Enjoy convenient access to local parks, beaches, shopping and everyday amenities.
Glencoe Primary School: approximately 400m by road
Port Mandurah canal precinct: approximately 6 minutes on foot
Halls Head Central: approximately 1.4km, with Coles, ALDI, Kmart and surrounding retail
Mandurah Foreshore: approximately 2km, with cafés, restaurants and waterfront attractions

Bring your ideas, explore the possibilities and make this Halls Head home your own.

All offers presented.

Can't make a home open? Call to arrange a private inspection and experience the space for yourself.

Jodie Francis | 0499 570 545

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. Jodie Francis and LJ Hooker Property Experience provide this information without any express or implied warranty as to its accuracy or currency.

MORE DETAILS

Property ID 4TV6FF2
Property Type House
House Size 193 m2
Land Area 726 m2
Including Study
Air Conditioning
Evaporative Cooling
Fire Place
Dishwasher
Built-in-Robes

Jodie Francis 0499 570 545

Sales Executive | jodie.francis@ljhpxp.com.au

LJ Hooker Mandurah (08) 9586 5555

68 Mandurah Terrace, MANDURAH WA 6210
mandurah.ljhooker.com.au | hello.south@ljhpxp.com.au





TOTAL: 173 m2
 1st floor: 173 m2
 EXCLUDED AREAS: PORCH: 16 m2, COVERED PATIO: 57 m2, CARPORT: 31 m2,
 WALLS: 10 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.