



7/36A Halls Head Parade, Halls Head




Relaxed Coastal Living Starts Here

Welcome to 7/36A Halls Head Parade, Halls Head - a rare coastal retreat offering relaxed seaside living just moments from the sparkling shoreline. Perfectly positioned in one of Halls Head's most desirable beachfront pockets, this charming double-storey residence captures stunning ocean views, refreshing sea breezes, and an enviable low-maintenance lifestyle.

Step inside and discover a light-filled interior designed for easy living and entertaining. The open-plan living and dining area seamlessly connects to the outdoor spaces, creating the perfect setting to unwind after a day at the beach. The functional kitchen offers ample storage and bench space, while the private courtyard and decked entertaining area provide the ideal place for morning coffees, sunset drinks, or weekend BBQs with family and friends.

Upstairs, the spacious bedrooms are thoughtfully positioned to maximise privacy and outlook, with the balcony delivering beautiful ocean glimpses and a tranquil coastal atmosphere.

Whether you're searching for a permanent residence, holiday getaway, downsizer, or investment opportunity, this beachside gem

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FOR SALE

Please Call

AGENTS

John Ball
0418 396 056
jball.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.

 **LJ Hooker**

offers the ultimate combination of location, lifestyle, and value.

Features Include:

- ? Stunning ocean views and coastal breezes
- ? Spacious double-storey design
- ? Two generous bedrooms and well-appointed bathroom
- ? Open-plan living and dining area
- ? Private balcony and outdoor entertaining spaces
- ? Low-maintenance courtyard living
- ? Secure garage/car accommodation
- ? Walking distance to the beach, cafés, restaurants, and local amenities
- ? Ideal lock-and-leave holiday home or investment opportunity
- Council rates approx \$2000 per annum
- Water rates approx \$1500 per annum
- Strata fees \$1264.80 per quarter

Wake up to the sound of the ocean and embrace the relaxed coastal lifestyle that Halls Head is famous for.

Contact John Ball on 0418 396 056 today to arrange your private inspection.

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

MORE DETAILS

Property ID	4TBYFF2
Property Type	Unit
Land Area	78 m2

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