



30 Cullinga Street, Hamel

## Tranquil Country Lifestyle with Pool & BIG shed - Surrounded by Greenery, Minutes from Waroona

Welcome to 30 Cullinga Street, Hamel - where rolling hills, bird song, and native wildlife create the perfect backdrop for a relaxed lifestyle, just minutes from Waroona. From the moment you arrive, the peaceful atmosphere makes you feel like you're worlds away, yet close to everything you need.

This stunning Dale Alcock home is set on a generous 1012m<sup>2</sup> block and offers the ideal mix of modern comfort and country charm. Freshly painted and carpeted, the home features 4 bedrooms, 2 bathrooms, a theatre room, and ducted air-conditioning throughout. The master suite comes complete with bay windows, a spacious walk-in robe, and a contemporary ensuite.

The heart of the home is the open-plan kitchen, dining, and living area with high ceilings, a modern breakfast bar, stainless steel appliances, and a beautiful outlook across the neighbouring parkland. Step outside and enjoy the massive 43m<sup>2</sup> alfresco area, overlooking the

4 2 2

**FOR SALE**  
Offers From \$749,000

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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**

sparkling freshwater pool - perfect for entertaining family and friends. A huge 68m<sup>2</sup> powered shed/garage with roller door provides all the space you'll ever need for tools, hobbies, or storage. The home is also equipped with solar hot water, hardwired security cameras with communication and NBN capability - everything you need for modern living.

Next door, you'll find a park with a basketball court and children's playground, acting like an extension of your backyard. It's the perfect spot for kids to play and families to relax.

Nature lovers will appreciate the location - walking distance to the Hamel Eco-Park and Wetland Trails, and just down the road from a school bus stop and local park. Hamel is rich in history, home to the heritage-listed Hamel Hall, and is less than 5 minutes to Waroona for shopping and amenities. You'll also be just 20 minutes from Harvey, with the added bonus of local wineries and breweries nearby. Centrally located, you're within easy reach of Mandurah, Bunbury, and just over 1.5 hours to Perth.

Families are well catered for with Waroona District High School (K-10) and St Joseph's Primary close by, with school bus pick-up and drop-off points nearby. Older students also have options in Pinjarra and Harvey (20 Minutes away) as well as Mandurah (35 minutes away)

#### Features You'll Love:

- " Modern Dale Alcock home built in 2001,
- " 1012m<sup>2</sup> block with leafy outlook
- 195m<sup>2</sup> living area with 4 bed, 2 bath & theatre room
- Master suite with bay windows, large walk-in robe & ensuite
- Ducted Air Conditioning and Solar hot water
- 6.6Kw Solar system & Solar hot water
- Open-plan living with high ceilings & modern kitchen
- " Fresh paint, new carpets, easy-care flooring & stylish fittings
- " Huge 43m<sup>2</sup> alfresco area and over looking a stunning Freshwater pool
- " 68m<sup>2</sup> powered shed/garage with roller door
- Park next door with basketball court & playground
- Hardwired security cameras, NBN connected
- Walking distance to Hamel Eco-Park & Wetland Trails
- Close to Waroona town centre & just 20 minutes to Harvey
- Nearby wineries, breweries & the Waroona Dam

#### Investors Note:

Rental appraisal: \$750-\$800 per week

Council Rates: \$1905

Water Service: \$300

#### Disclaimer:

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## MORE DETAILS

Property ID	4S2WFF2
Property Type	House
House Size	195 m <sup>2</sup>
Land Area	1012 m <sup>2</sup>
Including	Ensuite Toilets (2)

**Robert Kidnie 0401 076 916**

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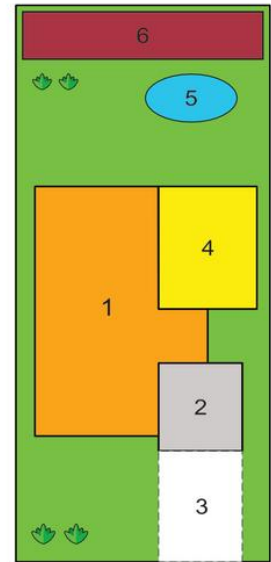
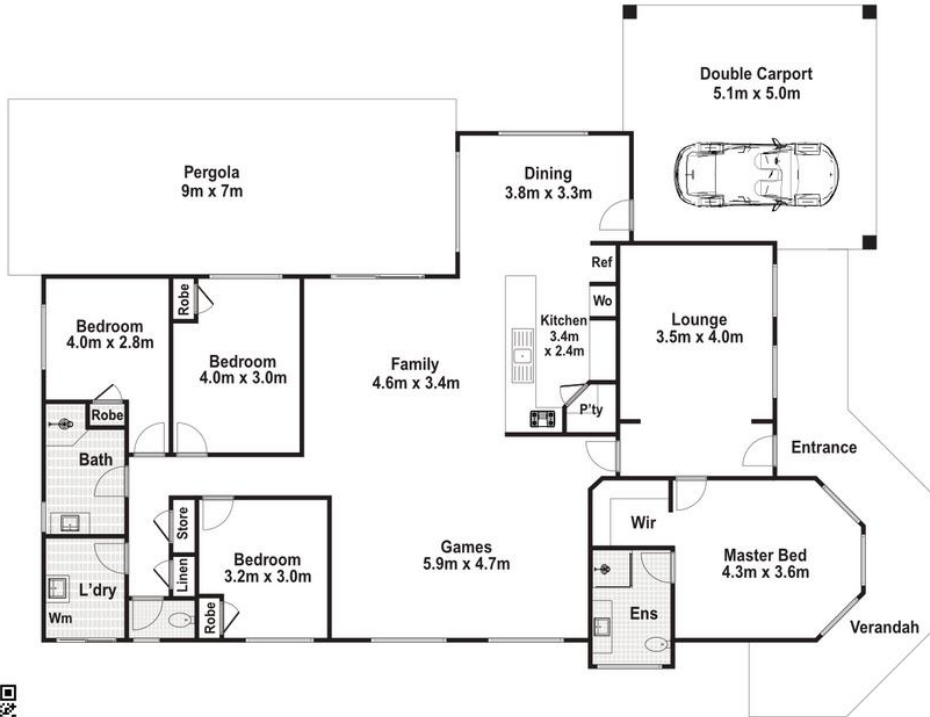
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# 30 Cullinga St, Hamel

block size 1,012 m<sup>2</sup> | building 195m<sup>2</sup> | 4 x 2 x 2 x



Rob Kidnie | 0401 076 916



### Legend

- 1. Residence
- 2. Carport
- 3. Driveway
- 4. Alfresco
- 5. Pool
- 6. Shed / Garage



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*\*scale in metres. Dimensions are approximate. All information contained herein from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquirers.*

