



## Joondalup, 1B Manyarra Turn

Suiting Buyers in the High \$600k's

Welcome to 1B Manyarra Turn, a charming and easy living home, just steps from the picturesque Blue Lake Park. Whether you're starting out, slowing down, or seeking a well-positioned investment, this property offers a peaceful lifestyle with leafy surrounds and everyday convenience right at your doorstep.

Rental estimate: \$675 per week.

Step inside to a light filled living zone where tiled floors and neutral tones make for low fuss living. The open plan family and meals area flows into a functional kitchen with a freestanding oven and a clear view out to the backyard. To the side, a separate lounge offers a cosy retreat for movie nights or weekend lounging —and thanks to multiple split system air conditioners and ceiling fans throughout the home, comfort is guaranteed year-round.

Down the hallway, you'll find three bedrooms, each fitted with ceiling fans, and the master

3 1 3

**For Sale**  
UNDER OFFER

**View**  
[ljhooker.com.au/JUNHRD](http://ljhooker.com.au/JUNHRD)

**Contact**  
**Matt Hemsworth**  
0488 070 954  
[matthew.hemsworth@ljhooker.com.au](mailto:matthew.hemsworth@ljhooker.com.au)



**Disclaimer:** 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 Joondalup**  
**(08) 9300 2100**

with built-in robes. The family-friendly layout also includes a well-kept bathroom with a shower, bath and a single vanity, plus a separate toilet and a practical laundry with direct outdoor access.

Outside, the covered alfresco offers a lovely spot for your morning coffee or a relaxed weekend BBQ. Set on a generous 552 sqm block, the backyard is brimming with potential. The backyard wraps around the home, offering a mix of lawn, garden beds, There is plenty of room for pets to roam, kids to play, or space to create your dream outdoor oasis-be it a veggie patch, firepit area, or landscaped retreat. A handy garden shed is also tucked away, providing storage for tools and outdoor essentials.

This home is ready and waiting for its next chapter - whether you're looking to move straight in, add value with thoughtful updates, or secure a well-located investment. With a generous block, versatile outdoor space, and a location that places parks, transport, and shopping within easy reach, it's a property that ticks the boxes for lifestyle and long-term potential.

#### FEATURES:

- 3 Bedrooms and 1 Bathroom
- Separate toilet and laundry
- Ceiling fans in all bedrooms
- Two split system air conditioners
- Open-plan meals/family area with tiled flooring
- Separate front living room
- Central kitchen with garden outlook
- Fully reticulated yard
- Covered patio for entertaining
- Garden shed
- Single covered carport plus additional off-street parking
- Security screens on all windows and doors

#### PROPERTY PARTICULARS:

Build Year: 1989  
Land Size: 552 sqm  
Living Area: 97 sqm

#### LOCATION (Approx.):

Across the road from Blue Lake Park  
370m to Currambine Train Station  
600m to Joondalup Primary School  
1.1km to Arena Joondalup  
2.1km to Lakeside Joondalup  
2.1km to Joondalup Health Campus  
7 minute drive to Burns Beach Foreshore

For more information contact Matt Hemsworth.



**LJ Hooker Joondalup**  
**(08) 9300 2100**

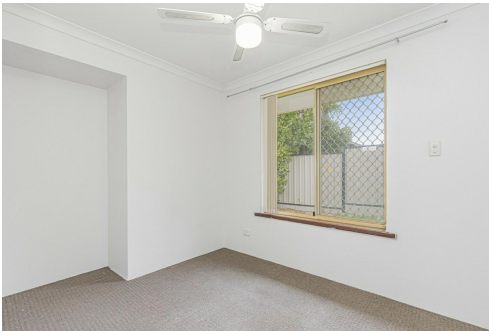
**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

# More About this Property

Property ID	JUNHRD
Property Type	House
House Size	96 m2
Land Area	552 m2
Including	Air Conditioning Toilets (1) Outdoor Entertaining Built-in-Robes Fully Fenced Liveability

**Matt Hemsworth 0488 070 954**  
Residential Property Sales | [matthew.hemsworth@ljhooker.com.au](mailto:matthew.hemsworth@ljhooker.com.au)

**LJ Hooker Joondalup (08) 9300 2100**  
4/25 Delage Street, JOONDALUP WA 6027  
[joondalup.ljhooker.com.au](mailto:joondalup.ljhooker.com.au) | [admin.joondalup@ljhooker.com.au](mailto:admin.joondalup@ljhooker.com.au)

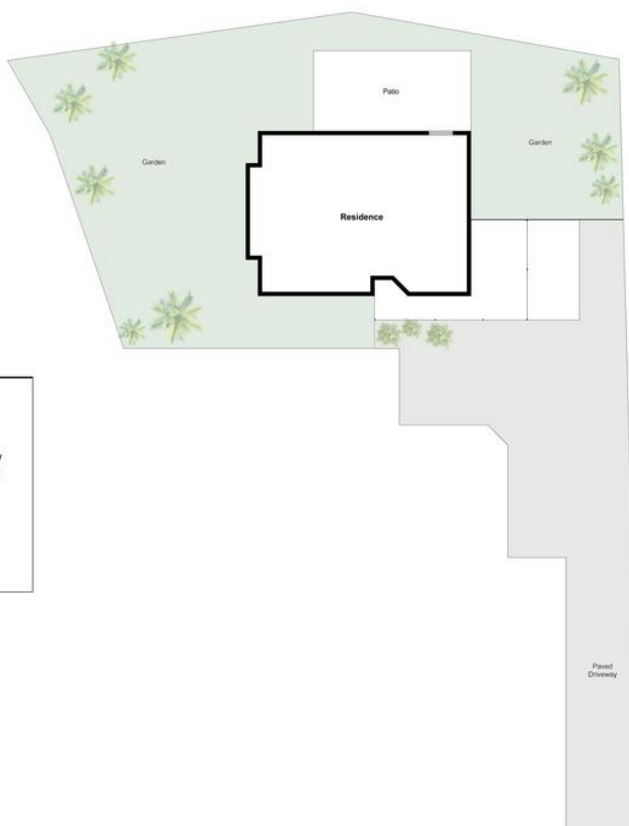


**Disclaimer:** All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Joondalup**  
**(08) 9300 2100**



Floorplan



Siteplan



1B Manyarra Turn, Joondalup

/ for information and guidance purpose only /  
measurements shown are approximate



**LJ Hooker Joondalup**  
**(08) 9300 2100**

**Disclaimer:** 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.