



1/323 Pebble Beach Boulevard, Meadow Springs

First Home Buyer, Downsizer, Lock and Leave or Investment

"Welcome to 1/323 Pebble Beach Boulevard, Meadow Springs. Whether you're looking to downsize, buy your first home, or secure a low-maintenance lock-and-leave property, this one is ideal.




Currently tenanted until 24/04/2026 at \$560 per week, it also makes a fantastic investment with immediate rental income.

Inside, the home features a spacious main bedroom complete with a ceiling fan, walk-in robe, and a stylish ensuite offering a shower and twin sinks.

The open-plan living area is light and comfortable, equipped with a split-system air conditioner. The modern kitchen includes a dishwasher, electric oven, 4-burner gas cooktop, rangehood, and twin sinks-perfect for easy everyday living.

Down the hallway, you'll find a linen cupboard, Bedrooms 2 and 3 both fitted with two-door built-in robes, a second toilet, and Bathroom 2 featuring both a shower and a bathtub.

The large double garage offers extra space with an additional opening

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FOR SALE
Offers Over \$639,000

AGENTS

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

ideal for storage.

Outside, enjoy the alfresco area, perfect for relaxed outdoor dining.

The home also includes instantaneous hot water with a Rinnai internal temperature control system and LED lighting in most areas.

This is modern, secure, and low-maintenance living in a convenient Meadow Springs location-don't miss it."

- Block size 243m²
- Living space 104m²
- Build 2016
- Council rates approx \$2200 per annum
- Water rates approx \$1435 per annum
- Strata \$139.15 per quarter

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 enquiries and rely on their own personal judgment regarding the information contained in this advertisement. John Ball and LJ Hooker Mandurah provide this information without any express or implied warranty as to its accuracy or currency.

MORE DETAILS

Property ID	4SG1FF2
Property Type	House
Land Area	243 m ²

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