

16 Kirkbrae Pass, Meadow Springs

## Luxury Living Meets Modern Convenience - A Home That Has It All!

Welcome to 16 Kirkbrae Pass, Meadow Springs - a sophisticated residence where style, comfort and lifestyle come together in one exceptional package.

Positioned within the highly sought-after Kirkbrae precinct and surrounded by quality homes, this beautifully presented contemporary property offers 158sqm of refined internal living on a low-maintenance 415sqm block. Built in 2015 and impeccably maintained, the home presents as fresh and inviting as the day it was completed.

Perfectly located moments from landscaped parklands and the Meadow Springs Golf & Country Club, this address delivers a peaceful, family-friendly lifestyle with everyday convenience close at hand. Whether you are searching for your forever home or a high-performing investment, this is an opportunity that truly stands out.

Designed for effortless modern living, the home showcases a flowing open-plan layout filled with natural light, seamlessly connecting the living, dining and kitchen zones to the alfresco entertaining area.

4  2  2 

### FOR SALE

Offers Over \$849,000

### VIEW

By Appointment

### AGENTS

Robert Kidnie

0401 076 916

[rkidnie.mandurah@ljhooker.com.au](mailto:rkidnie.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**

At the heart of the home, the kitchen is both practical and stylish, featuring premium 600mm stainless steel appliances, generous bench space and excellent storage - ideal for busy family life or entertaining guests.

Accommodation is generous and well considered, with four spacious bedrooms plus a freshly painted theatre/activity room offering flexibility as a second lounge or media room if desired.

The luxurious master suite is privately positioned and features a walk-in robe along with a sleek ensuite, while the three additional bedrooms are all fitted with built-in robes and serviced by a modern family bathroom.

Additional features include:

- Four spacious bedrooms plus theatre room
- Two stylish bathrooms
- Light-filled open-plan living and dining
- Reverse-cycle air conditioning for year-round comfort
- Double garage with extra height for 4WD vehicles
- Convenient shoppers' entrance
- Covered alfresco entertaining area
- Reticulated, easy-care gardens
- Low-maintenance paved outdoor spaces

Location is everything, and this home delivers in abundance. Enjoy close proximity to quality schools, shopping centres, transport links, Lakelands and Mandurah train stations, the Kwinana Freeway, pristine local beaches, Mandurah Marina, cafés and restaurants.

Stylish, low-maintenance and move-in ready, 16 Kirkbrae Pass offers the perfect blend of modern luxury and relaxed coastal living.

Homes of this calibre in such a premium location are always in demand. Contact Rob Kidnie today to register your interest.

Disclaimer: Some pictures are for illustrative purposes only. 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. LJ Hooker Mandurah provides this information without any express or implied warranty as to its accuracy or currency

## MORE DETAILS

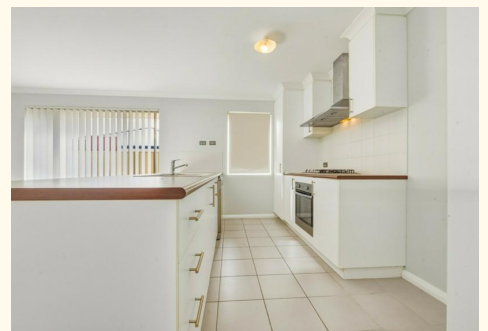
Property ID	4T7NFF2
Property Type	House
Land Area	415 m2
Including	Air Conditioning Dishwasher Built-in-Robes

**Robert Kidnie 0401 076 916**

Sales Executive | [rkidnie.mandurah@ljhooker.com.au](mailto:rkidnie.mandurah@ljhooker.com.au)

**LJ Hooker Mandurah (08) 9586 5555**

68 Mandurah Terrace, MANDURAH WA 6210  
[mandurah.ljhooker.com.au](mailto:mandurah.ljhooker.com.au) | [hello.south@ljhpxp.com.au](mailto:hello.south@ljhpxp.com.au)

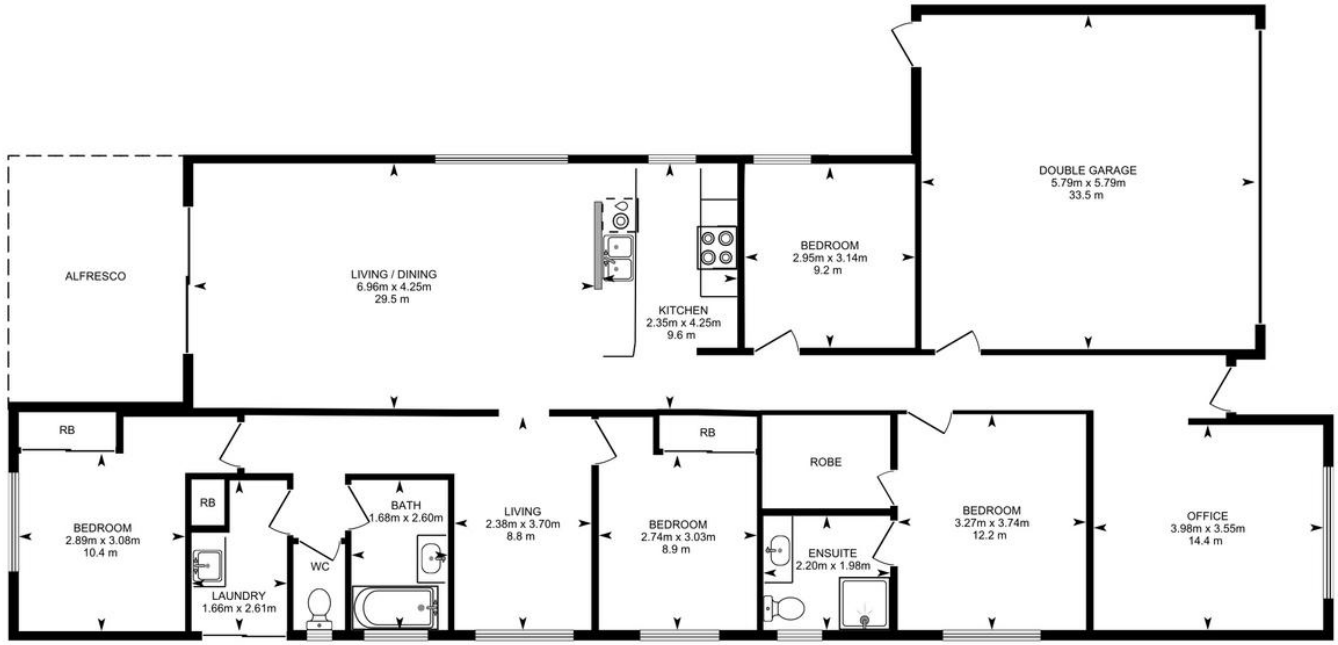


# 16 Kirkbrae Pass, Meadow Springs, WA

Interior Area: 415m<sup>2</sup> | Exterior Area: 249m<sup>2</sup>

**Rob Kidnie**

LJ Hooker Property Experience South  
0401 076 916  
rob.kidnie@ljhpxp.com.au



*\*for illustrative purposes only. All reported dimensions, property sizes and floor areas are approximate and subject to independent verification. To the extent permitted by law, no warranty is made as to accuracy or completeness, and no liability will be accepted for any errors or omissions.*

© gbph.t.au



Powered by  
**iGUIDE**

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.

