







Meadow Springs, 19 Tylney Loop

Luxury Living on the Fairway: Your Private Paradise Awaits!

3 2 2

For Sale
Offers over $765,000

View
ljhooker.com.au/4Q5PFF2

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Welcome to your slice of paradise in the serene Tylney Loop! This stunning corner block home offers unparalleled peace and tranquility while being just minutes away from all essential amenities. Nestled against the seventh fairway of the renowned Meadow Springs Golf and Country Club and surrounded by majestic tuart trees, this property truly feels like a private retreat with no direct neighbors.

The master bedroom upstairs boasts breathtaking golf course views, which you can savor from your private balcony. Imagine waking up to the gentle sounds of birdsong and catching a glimpse of local kangaroos grazing nearby-nature at your doorstep. The master suite also features a walk-through robe leading to a luxurious ensuite complete with a large rain showerhead, deep soaking bath, toilet, and double vanity. Two additional spacious bedrooms, both with built-in robes, offer delightful park and golf course views. There's even an extra 9.18m² room that can be used as a fourth bedroom, home office, or additional

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living space.

The heart of the home is the expansive living area on the ground floor, seamlessly flowing into the modern kitchen, equipped with stainless steel appliances, a dishwasher, and stone benchtops. A convenient powder room is also located on this level for guests. The enclosed theatre room, adorned with elegant French doors, adds a touch of sophistication and comfort to your entertainment options.

This amazing home includes stylish hybrid timber flooring, high-quality carpets, luxury curtains, and energy-efficient LED downlighting. The property is packed with high-end features such as reverse cycle refrigerated AC and heating, high-speed fiber internet, and an oversized double garage with under-stair storage and shoppers entry.

Step outside to an extensively paved alfresco area, perfect for entertaining, and enjoy a low-maintenance garden while listening to the birds chirping and the wind in the trees. Located in a quiet cul-de-sac with minimal traffic, near a central park ideal for dog walks or playtime with the kids, this home is the perfect sanctuary for families seeking a balance of relaxation and convenience.

Key Features:

- Architecturally designed 3-bedroom, 2-bathroom plus study & threate home
- 180m² of living area, 398m² land built in 2007
- Backs directly on golf course with no neighbours on two sides and park across the street
- Oversized double garage and under stair storage with shoppers entry
- Hybrid flooring in the living area
- Chef's kitchen with generous stone island bench and stainless appliances
- Master bedroom with his and hers robes and private balcony offering golf course views
- Large en-suite with his and hers basins
- Ducted reverse cycle air conditioning
- Energy efficient LED downlighting
- Landscaped, fully reticulated gardens
- Expansive bush & golf course views
- A huge alfresco paved area for entertaining
- A quiet cul-de-sac with very little traffic
- Walking distance to parks, golf course, and shops
- Silver Sands Beach: 4 mins
- Lakelands Station: 7 mins
- Mandurah Train Station: 10 mins
- Freeway access: 10 mins

Investors Note:

- Rental appraisal: $680.00 to $730.00 per week
- Water rates: $1,461.06 approx.
- Council rates: $2600 approx.

With its charming appeal and unbeatable location, this property won't stay on the market for long. Don't miss out- join us for the weekend home open. Contact me now to secure your opportunity!

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More About this Property

Property ID	4Q5PFF2
Property Type	House

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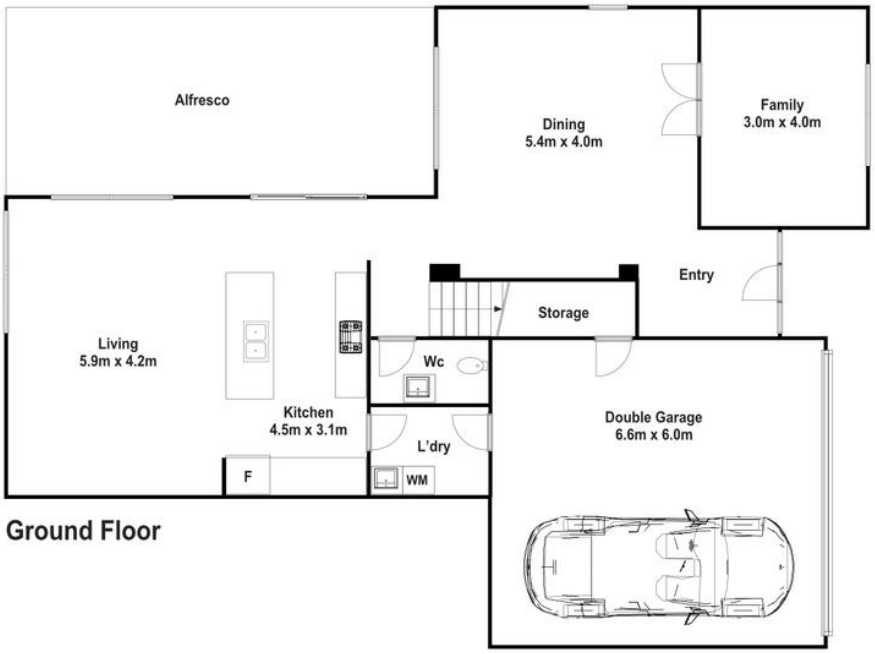
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19 Tylney Loop, Meadow Springs

block size 398 m² | building 180m² | 3 x 2 x 2 x

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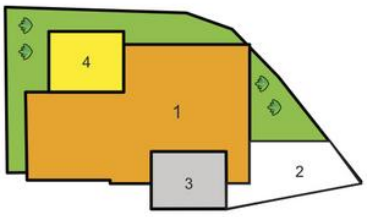
Ground Floor



First Floor

Legend

1. Residence
2. Driveway
3. Garage
4. Alfresco



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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.*

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