



## Meadow Springs, 309 Oakmont Avenue

Under Offer \_ Open Home Cancelled \_



MORE WANTED -EMOTIONAL LEFT OVER BUYERS AVAILABLE -

Are you searching for the perfect family home? A place that offers modern style, spacious living, and unbeatable convenience? Look no further-this is the home you've been waiting for.

From the moment you step inside, you'll be greeted by a well-maintained, thoughtfully designed space that caters to the needs of the whole family. With multiple living areas, including a formal lounge, a dedicated games room, and an open-plan kitchen, living, and dining area, there's plenty of room for everyone to enjoy.

The kitchen is a true standout, designed to make cooking and entertaining effortless. It features stainless steel appliances, a dishwasher, a double fridge/freezer recess, a breakfast bar, and a convenient corner pantry. With plenty of bench space and storage,

**For Sale**  
Offers Over \$729,000

**View**  
[ljhooker.com.au/4QYMFF2](http://ljhooker.com.au/4QYMFF2)

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

**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.

meal preparation is a breeze.

The master suite is a private retreat, complete with a large walk-in robe and an ensuite that includes a shower, vanity, and toilet. The secondary bedrooms are all generously sized, featuring built-in robes and plenty of natural light, providing a comfortable and functional space for the whole family.

Step outside and you'll discover an outdoor oasis, perfect for entertaining or simply unwinding at the end of the day. The pitched patio overlooks beautifully landscaped tropical-style gardens, creating a peaceful and inviting atmosphere. A soothing water feature adds a touch of tranquility, while the spacious lawn provides plenty of room for kids and pets to play.

To ensure year-round comfort, the home is equipped two reverse cycle air conditioners.

Convenience is key, and this home delivers. Located within walking distance to several schools and just a five-minute drive to Meadow Springs Shopping Complex, everything you need is right at your fingertips.

This is more than just a house-it's a place where memories will be made. Don't miss your chance to secure this exceptional family home. Contact us today to arrange a viewing.

#### Key Features:

- 4 generous Bedrooms, 2 Bathrooms, 2 car garage
- Landsize 576m2
- Living Area 220m2 (not including alfresco and garage)
- Built in 2007
- Stainless appliances
- Well appointed kitchen
- Generous master bedroom
- Generous minor bedrooms with built in robes
- two reverse cycle air conditioners
- Tiles and carpet flooring
- Large alfresco with pitched roof
- Outdoor pizza oven
- Lush well established gardens

#### Travel:

Lakelands Station: 5 mins

Mandurah Train Station: 8 mins

Madora Bay Beach: 4mins

Lakelands Shopping Centre 5 mins

Meadow Springs Shopping Centre: 3mins

Mandurah Forum Shopping: 9mins

#### Investors Note:

Rental appraisal: \$700 - \$740



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Council Rates: \$2600 approx

Water Rates: \$1,525 approx

With an abundance of features and an unbeatable location, this home is sure to sell quickly. Don't miss out-attend our weekend home open. Contact me now to seize your opportunity!

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 inquiries and must rely on their own personal judgment about the information included in this advertisement. Rob Kidnie and LJ Hooker Mandurah provides this information without any express or implied warranty as to its accuracy or currency

## More About this Property

Property ID	4QYMFF2
Property Type	House
Land Area	576 m2
Including	Ensuite Spa

**Robert Kidnie 0401 076 916**

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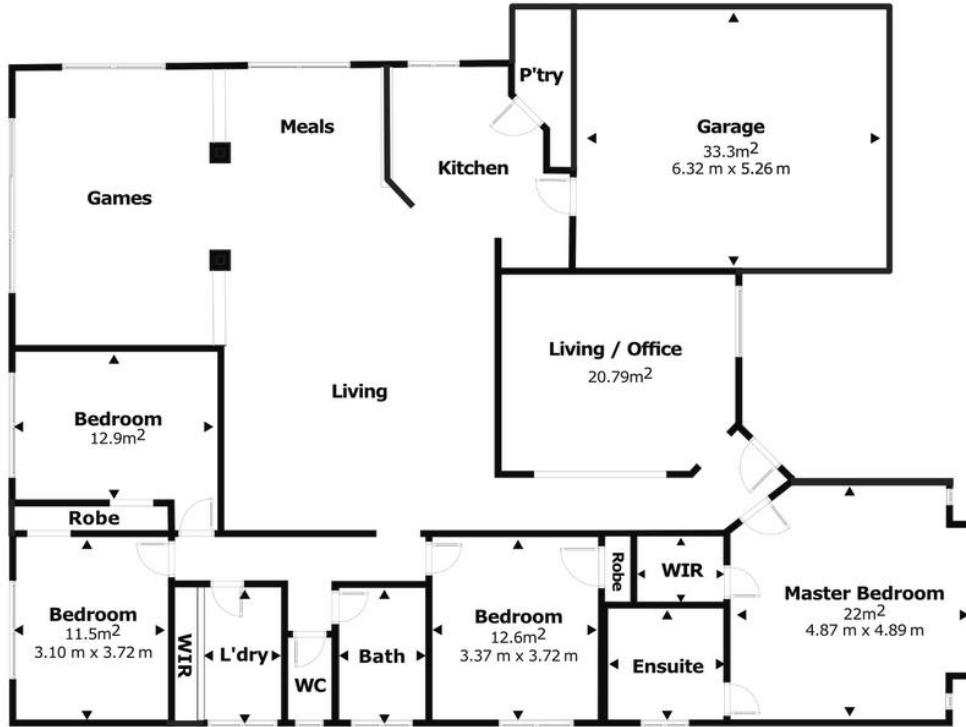
**LJ Hooker Mandurah  
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# 309 Oakmont Ave, Meadow Springs

block size 576 m<sup>2</sup> | building 220m<sup>2</sup> | 4 x  2 x  2 x 



Rob Kidnie | 0401 076 916



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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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