



32 Cimarron Edge, Meadow Springs

Effortless Family Living in Sought-After Meadow Springs

Welcome to 32 Cimarron Edge in the popular suburb of Meadow Springs. A well-designed family home offering space, comfort and practical living in one of Mandurah's most sought-after communities.

Positioned on a generous 581sqm block, with side access, this modern home provides plenty of room for growing families while maintaining easy-care living. Inside, the thoughtful layout delivers flexibility with four well-sized bedrooms and two bathrooms, along with two separate living areas that allow space for both family time and quiet retreat.

At the heart of the home, the kitchen is designed for everyday functionality and entertaining, complete with a walk-in pantry offering excellent storage and preparation space. The open-plan living area flows seamlessly to the outdoors, creating a welcoming hub for family life and gatherings with friends.

With a total living area of approximately 179sqm, the home strikes the perfect balance between spaciousness and low-maintenance living, making it equally appealing to families, first-home buyers and investors.

4 2 2

FOR SALE

Offers Over \$799,000

AGENTS

Nav Vaughan

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AGENCY

LJ Hooker Mandurah

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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.



Located in the highly desirable Meadow Springs community, you are just minutes from local schools, parks, Meadow Springs Shopping Centre, golf course and beautiful beaches, delivering lifestyle and convenience in equal measure.

A fantastic opportunity to secure a quality home in a location that continues to grow in popularity.

Need to know:

Council Fees: \$2500.00 Approx

Water Corp: \$1,594.73 Last Year

Currently Tenanted until April 2026.

Don't miss your opportunity to secure this exceptional home.

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. Nav Vaughan and LJ Hooker Mandurah provide this information without any express or implied warranty as to its accuracy or currency.

MORE DETAILS

Property ID	4SU0FF2
Property Type	House
House Size	179 m2
Land Area	581 m2
Including	Ensuite
	Toilets (2)

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