

## Meadow Springs, 54 Oakmont Avenue

### Put Your Own Stamp On This Plentiful Family Home

Experience the pinnacle of living in Meadow Springs! This is your chance to secure a magnificent 767m<sup>2</sup> block, offering the perfect foundation for your dream home. Imagine waking up in a home that boasts not only generous living spaces but also features designed for comfort and enjoyment. With three spacious bedrooms, including a master suite with a walk-in robe and minor bedrooms featuring built-in robes, this property is a true family haven.

The home is designed for easy living, featuring two large living areas perfect for relaxation and entertainment. Stay comfortable year-round with two split system air conditioners and cozy up by the wood fireplace during cooler evenings. The property also includes electric roller shutters for added security and privacy, while solar hot water ensures energy efficiency.

Step outside to a large, covered alfresco area complete with a built-in barbecue, ideal for



#### For Sale

All Offers Over \$619,000

#### View

[ljhooker.com.au/4Q6HFF2](http://ljhooker.com.au/4Q6HFF2)

#### Contact

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outdoor gatherings and leisurely weekends. The generous garden is kept lush with reticulation and a bore, offering a tranquil setting for family and friends. The expansive frontage provides endless possibilities for landscaping or future expansion, making this plot truly unique.

Living in Meadow Springs is more than just owning a home; it's embracing a lifestyle. Just a stone's throw from the Meadow Springs Golf and Country Club, this property places you right at the heart of one of the area's most sought-after locations. The vibrant suburb is also home to top-quality schools such as Frederick Irwin Anglican School, Assumption Catholic Primary School, and Mandurah Baptist College. Shopping is a breeze with a local center featuring a major supermarket, gym, restaurants, and an array of specialty stores. Not to mention, only 5 minutes to the white sand and turquoise waters of the Indian Ocean.

For city commuters, the location is unbeatable. Lakelands and Mandurah railway stations are just minutes away, with easy access to the freeway leading to Perth. Enjoy the best of both worlds with the nearby Marina and a selection of stunning beaches, offering a perfect blend of urban convenience and coastal serenity.

#### Key Features:

- 3 generous Bedrooms, 1 Bathrooms, 2 car garage
- Garage has twin roller doors with backyard access
- Land size 767 m2
- Living Area 145 m2
- Built in 1990
- 2 living areas
- Solar hot water
- Wood fire heater
- Two Split system reverse cycle air conditioning
- Electric roller shutters
- Large undercover alfresco area
- Garden Shed

#### Travel:

Mandurah Train Station: 6mins

Lakelands Station: 8mins

Silver Sands Beach: 4mins

Meadow Springs Shopping Centre: 3mins

Mandurah Forum Shopping 5mins

#### Investors Note:

Rental appraisal: \$560-580/wk with cosmetic renovation up to \$620

Council Rates: \$2,000 approx.

Water Rates: \$1,366 approx.

With so many features 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	4Q6HFF2
Property Type	House

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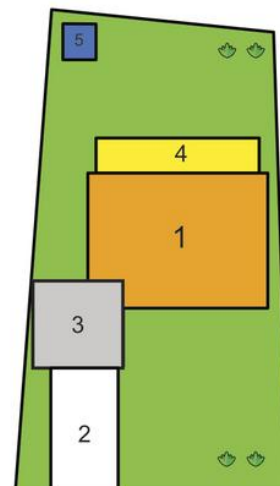
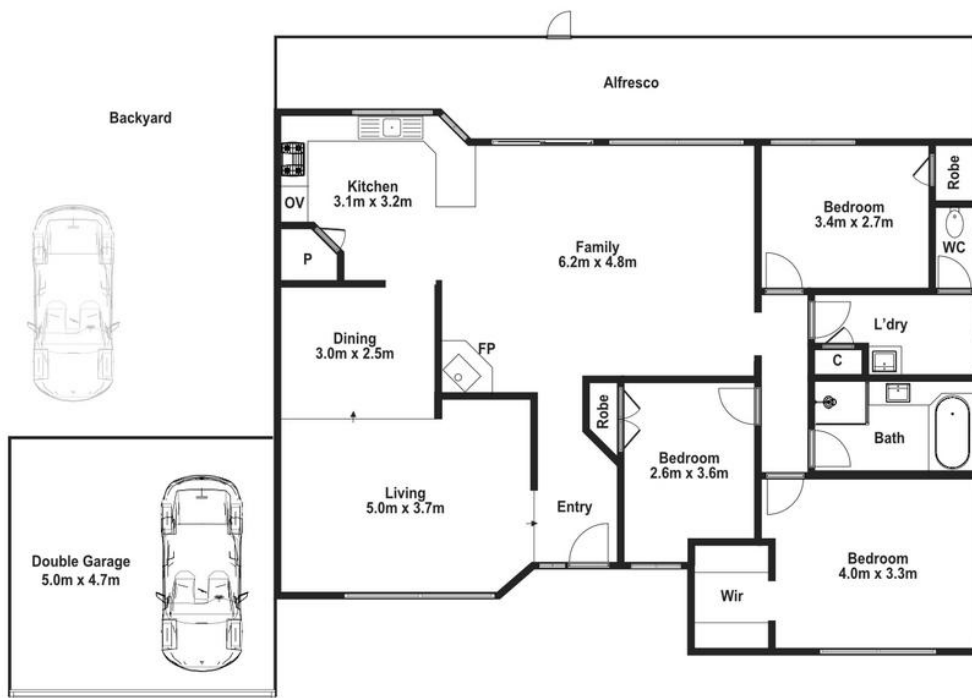
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# 54 Oakmont Avenue, Meadow Springs

block size 767 m<sup>2</sup> | building 284m<sup>2</sup> | 3 x 1 x 2 x



Rob Kidnie | 0401 076 916



## Legend

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



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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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