



LJ Hooker



LJ Hooker



LJ Hooker

15 Drammen Elbow, Merriwa

Elegant Family Living in a Quiet and Convenient Location




If you're looking for exceptional value in a family-friendly location, this beautifully maintained 4-bedroom, 2-bathroom home deserves your attention. Painted and thoughtfully designed for comfortable family living, it combines generous indoor spaces with outstanding outdoor entertaining areas.

At the heart of the home is a spacious open-plan kitchen, dining, and living area, creating the perfect environment for everyday living and entertaining. A separate formal lounge or theatre room provides additional space for relaxation, movie nights, or a quiet retreat.

Step outside and enjoy the impressive wraparound pergola, ideal for year-round entertaining. The property also offers valuable side access with room to accommodate a small boat, trailer, or additional vehicle, along with two large sheds providing excellent storage options.

Property Features:

- Spacious master bedroom with walk-in robe and private ensuite
- Three additional generously sized bedrooms with built-in robes
- Open-plan kitchen, dining, and living area
- Separate formal lounge/theatre room

4  2  2 

FOR SALE
EOI

VIEW
By Appointment

AGENTS
Jatin Sethi
0416 168 064
jatin.sethi@ljhooker.com.au

Edi Carver
0438 933 506
edward.carver@ljhooker.com.au

AGENCY
LJ Hooker Mirrabooka
(08) 9344 5577

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**

- Ducted reverse-cycle air conditioning throughout
- Expansive wraparound pergola with feature roofing
- Double remote-controlled garage
- Reticulated front and rear gardens
- Two large storage sheds
- Side parking suitable for a boat, trailer, or extra vehicle
- Convenient Location

Ideally positioned within walking distance of local shops, schools, parks, and public transport, this home offers easy access to key amenities:

- Approximately 5 minutes to Clarkson Train Station
- Approximately 4 minutes to Quinns Beach
- Approximately 7 minutes to Ocean Keys Shopping Centre
- Approximately 8 minutes to Mindarie Marina

Offering space, comfort, and convenience, this is a fantastic opportunity for families, first-home buyers, or investors alike.

Don't miss out on this great property & call Jatin Sethi on 0416 168 064 TODAY!!

MORE DETAILS

Property ID	PYDFF4
Property Type	House
Land Area	568 m2

Jatin Sethi 0416 168 064

Senior Sales Executive | jatin.sethi@ljhooker.com.au

Edi Carver 0438 933 506

Senior Sales Executive | edward.carver@ljhooker.com.au

LJ Hooker Mirrabooka (08) 9344 5577

Unit 5, 9 Cobbler Place, MIRRABOOKA WA 6061

mirrabooka.ljhooker.com.au | mirrabooka@ljhooker.com.au

