



8 Beaumont Crescent, Mindarie

QUALITY DISPLAY HOME - NO NEED TO WAIT FOR BUILD TIMES

Welcome to this quality 2023 built Dale Alcock display (The Oslo) with all the added extras and features for the growing family. Never been lived in and forget building, all the hard work has been done for you! With its welcoming fae you start to imagine yourself living in this home with an abundance of space and well thought out floor plan. Whether it's family time, entertaining friends or simply enjoying some quiet time, there's room for everyone to spread out and feel at home. The living area and main hub flow seamlessly through stacker doors to the outdoor entertaining area and low maintenance gardens.

So many extras you wouldn't get from a standard build. Why build?

The Home
4 bedrooms
2 bathrooms
Theatre Room
Kitchen / dining / lounge
Laundry
Solar panels

4 2 2

FOR SALE
Offers \$1.45m+

VIEW
Sun 4th Oct @ 1:15PM - 1:45PM

AGENTS
Chrys Timpson
0424 839 055
chrys.timpson@ljhpxp.com.au

AGENCY
LJ Hooker City Residential
(08) 9325 0700

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

Built 2023
Block 450sqm
222sqm of living (total 278sqm) approx.

Features

Reverse cycle ducted air conditioning
Oversized master retreat with sliding door wall to wall robes, full height windows
Luxury ensuite with double vanities, bath, double semi frameless shower.
Bedrooms 2, 3 and 4 queen sized with robes
Central activity/work from home office between the rear bedrooms
Main living/kitchen and dining with stacker doors to bring the outside-in
The chef's kitchen will be the envy of your friends, plenty of cabinetry and a view window, modern appliances including integrated dishwasher, double sinks, gas hob, extra wide oven, fridge recess
Separate theatre room with sliding doors to the gardens
High ceilings, feature and led lighting
Alfresco for all weather entertainment

Outside Features

The stackers doors take you out to the extra high alfresco with room for dining and outdoor lounges, easy care gardens and extra built in seating for entertaining.
Double garage with automatic roller doors.

Location

Location is key and you have all you need close Mindarie Primary School, Mindarie College, Peter Moyes Anglican and Quinns Baptist. Public transport, plenty of parks and you are an easy walk to the Mindarie marina with its many restaurants, cafes, beauty and gift shop, you also have Mindarie shopping centre for those essentials. Quinns beach with safe swimming & Quinns Mindarie Surf Life Saving, pick up the coastal walk which takes you to Burns Beach or Mindarie Marina.
Call Chrys Timpson 0424839055 for more information on this luxury home!

// Disclaimer —photos are not current and for illustrative purposes only //

MORE DETAILS

Property ID	3W6GFGJ
Property Type	House
House Size	278 m2
Land Area	450 m2
Including	Ensuite
	Air Conditioning

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Plans are to be read in conjunction with Builders Standard Specification, Addenda & Engineers

Wind Zone - N2

Coastal Zone - R3

BAI Rating - 12.5

31c ceilings throughout unless otherwise noted

