



Mindarie, 99 Anchorage Drive

UNDER OFFER

4 2 2

For Sale
Please Call

View
ljhooker.com.au/3SRXFGJ

It's time to elevate your living arrangements and take action to become part of the exclusive group of residents who call the Mindarie Marina home. It's time to be one of the few to enjoy such close proximity to the facilities, located in a way that provides a front-row seat to the unique lifestyle the Marina offers, complete with Claytons Beach, dedicated pathways to Burns Beach, restaurants, cafes, and waterfront amenities.

We have just that home! Two-storey, versatile design, 4 big bedrooms and a huge study which could be a 5th bedroom, two bathrooms, Family/Living & Dining plus a well-equipped kitchen.

Gated front with an easy-care courtyard and double door entry to the house

Carpeted theatre room with double French doors

Sizeable study or 5th Bedroom with built in storage cupboard and French door entrance

Large open plan kitchen and living area

Renovated kitchen with stone benchtops, plenty of cabinetry and storage, double fridge recess, central island bench with breakfast bar, dishwasher, and separate pantry



LJ Hooker City Residential
(08) 9325 0700

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Separate games room off the living area with double French doors, study nook and sliding glass doors providing access to the rear deck

The laundry has an abundance of storage, with a triple sliding door linen cupboard and cupboards under the benchtop and sink,

Store cupboard under the stairs

Separate powder room on the ground floor

Upstairs, there is an activity area situated between the three bedrooms, providing a great place for the kids to play

Impressive master suite to the rear of the house with a walk-in robe and sliding door access to its own large balcony

Ensuite features a glass enclosed shower, separate bath, toilet and triple cupboard vanity with basin and mirror

Three carpeted, good-sized minor bedrooms featuring triple sliding door robes

Large family bathroom with separate bath, glass enclosed shower and direct access to one of the minor bedrooms

The outdoor features multiple areas to enjoy, including a timber decking and pitched timber lined alfresco, well-protected and perfect for those summer BBQ's, there is also a shade sail for additional protection

Fully fenced spa area with glass fencing under its own pergola

The garage is fully secure and opens to the rear laneway and a side gate provides easy access to the Marina or beachfront

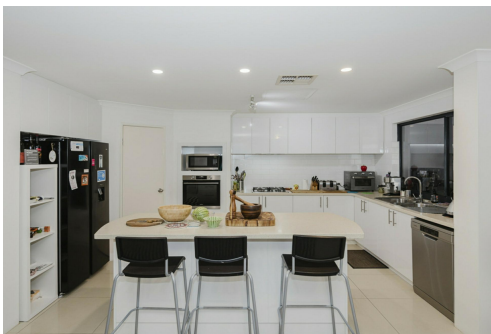
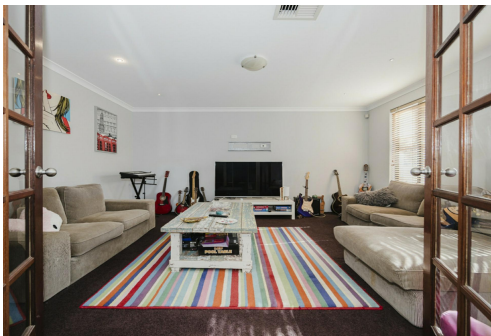
Additional features include: alarm system for added peace of mind, ducted reverse cycle air conditioning

Block Size 399m2

House built approximately 2007 by Perceptions

Shire rates \$2666.56

Water Rates \$1387.08



More About this Property

Property ID	3SRXFGJ
Property Type	House
House Size	255 m2
Land Area	399 m2
Including	Toilets (3)

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