

## Mindarie, 15/2 Fowey Loop

### LOCK UP AND LEAVE

This modern Light and bright villa is perfect for a downsizer or your first entry into Mindarie. This Villa is a great design with a very spacious Living area, very generous bedrooms and spacious ensuite and bathroom. Good sized plot of land offers a spacious Alfresco area to enjoy all year around.

Located so conveniently only metres from the Mindarie Keys Medical and Shopping Centre at your back door, and the walkway access to Ocean Keys Shopping Centre at the end of your street taking you directly to the Ocean Keys Shopping Centre.

If you are looking for a little excitement you have the wonderful Marina precinct with shops, restaurants, cafes, and bars within walking distance.

This beautiful modern villa has loads of impressive features:-

Double garage with laundry and storage plus rear access

Very generous Main Bedroom with triple mirrored robes

Delightful and spacious ensuite with huge shower recess, double sink vanity, stone bench top and WC



**For Sale**  
From \$699,000

**View**  
[ljhooker.com.au/3SS3FGJ](http://ljhooker.com.au/3SS3FGJ)



**LJ Hooker City Residential**  
**(08) 9325 0700**

**Disclaimer:** 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.

Open area consisting of a good-sized living area, dining, and very modern sleek kitchen  
Kitchen has stone bench tops, plenty of bench space, stainless steel appliances, plenty of cupboards, dishwasher, and double pantry

Alfresco area under main roof is the perfect place to enjoy some the outdoors

Bedroom two and three are generous enough for queen-sized beds and both rooms fitted with robes

Main Bathroom is also impressive with shower, vanity, and WC-

Airconditioned split systems

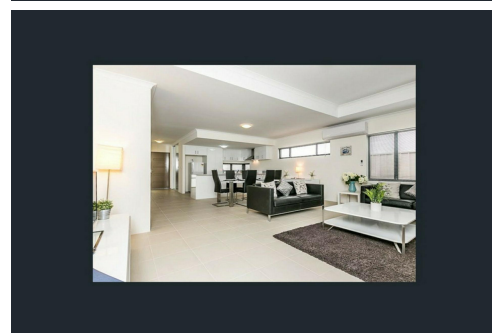
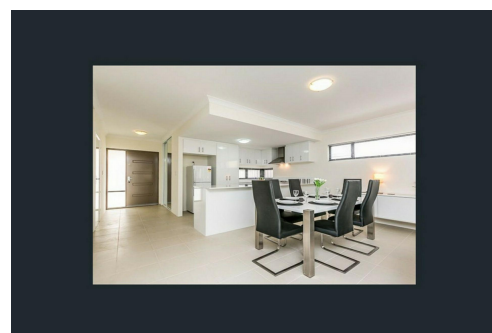
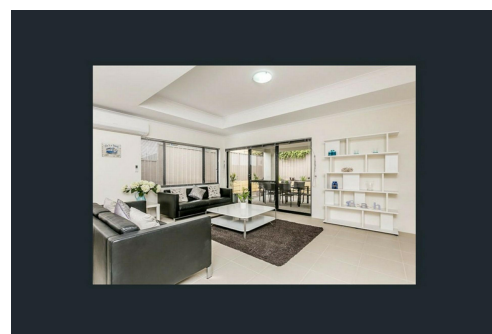
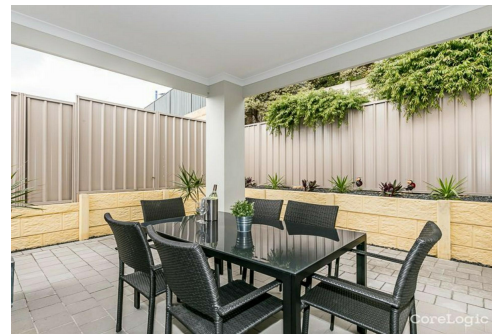
Tiled flooring & carpets to the bedrooms

Strata Levies \$231.55 per quarter

Shire Rates \$1915 approx

Block size 230M2

Living 110m2



## More About this Property

Property ID	3SS3FGJ
Property Type	House
House Size	110 m2
Land Area	230 m2

### LJ Hooker City Residential (08) 9325 0700

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# Fully 'Turnkey'

- The Sundowner is an impressive 3 bed x 2 bath design that comes 'fully turnkey', inclusive of:
- 30c high ceilings – drop bulkhead over kitchen
  - Tiled floors to all living areas
  - Quality carpets to all bedrooms
  - Internal wall painting throughout
  - Window treatments
  - Split system air conditioning
  - Extensive paving
  - And high Colorbond fencing and gate



3 Bed & 2 Bath



Floor coverings



High Ceilings



Air-conditioning



Window treatments



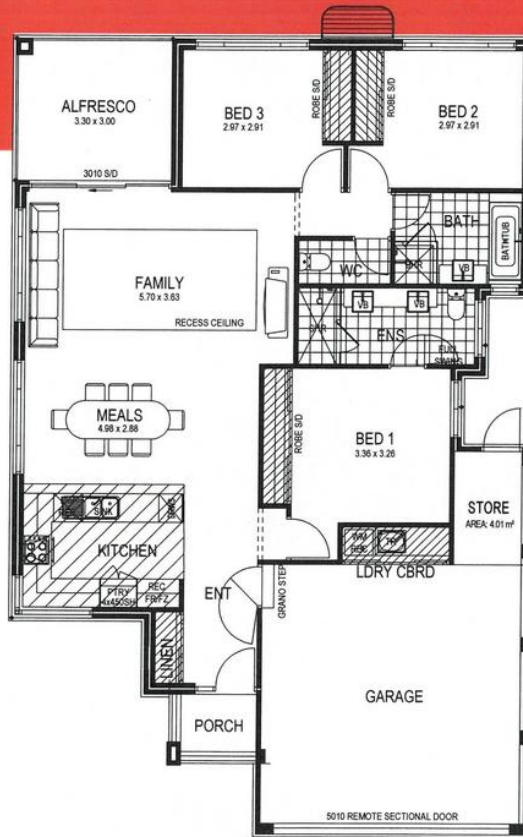
Internal wall painting



Fencing



Retic and landscaping



Contact Carly Carter today  
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Images for illustrative purposes only. Floor plans may be subject to minor change and local Government planning approvals.

The Sundowner - Unit 15  
Total Area: 163.28m<sup>2</sup>

