






2/7 Panorama Drive, Preston Beach

## Beachside Escape or Smart Lifestyle Investment

Nestled amongst the towering peppermint trees within the exclusive Footprints Resort, this beautifully presented and fully furnished two-bedroom townhouse offers the perfect blend of coastal relaxation, convenience, and investment potential in one of Western Australia's most underrated seaside destinations.

Just moments from the pristine sands of Preston Beach, this hidden gem provides the opportunity to leave the pressures of everyday life behind and embrace a lifestyle where nature, tranquillity and recreation are part of your daily routine. Wake to the soothing sounds of the ocean, enjoy your morning coffee on the elevated timber deck and spend your days swimming, fishing, golfing, four-wheel driving, exploring Lake Preston or simply unwinding in a peaceful coastal setting.

Spread across two levels, the home has been thoughtfully designed to maximise comfort and privacy. The light-filled open-plan living, dining and kitchen area flows seamlessly onto the spacious outdoor entertaining deck, creating the perfect indoor-outdoor lifestyle that Preston Beach is renowned for. High raked ceilings, large windows and neutral coastal tones create an inviting sense of space, while

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### FOR SALE

Offers from \$169,000

### VIEW

Sat 11th Jul @ 12:00AM - 12:30AM

### AGENTS

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### AGENCY

LJ Hooker Mandurah  
(08) 9586 5555

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

reverse-cycle air conditioning and ceiling fans ensure year-round comfort.

Upstairs, the master suite enjoying ensuite access and a private treetop outlook. A second bedroom downstairs offers added convenience for guests and family.

Being sold fully furnished and equipped with modern appliances including a dishwasher, microwave, washing machine and dryer, this property is ready to enjoy from day one.

Unlike crowded city apartments or busy suburban living, Preston Beach offers genuine peace and privacy. Spend your downtime fishing from the beach, enjoying a round of golf, taking long walks through the national park, or simply relaxing on the deck with the sound of the ocean in the background. It is the ultimate lock-and-leave retreat that allows you to maximise your valuable time off.

### Why You'll Love Preston Beach

Perfectly positioned between Perth and the South West, Preston Beach offers a lifestyle that many dream about but few experience.

Approximately 75 minutes to Perth CBD  
Easy access to Perth Airport via Forrest Highway  
Approximately 40 minutes to Mandurah  
Approximately 40 minutes to Bunbury  
Close enough to major shopping, healthcare and essential services while maintaining a relaxed coastal atmosphere  
Stunning beaches renowned for fishing, surfing and four-wheel driving  
Surrounded by the natural beauty of Lake Preston and Yalgorup National Park  
One of WA's most peaceful and unspoilt coastal communities

Whether you're looking for a weekend getaway, a family holiday retreat or a lifestyle investment with flexibility, Preston Beach delivers the rare combination of accessibility, tranquillity and coastal charm.

### Footprints Resort Amenities

Residents and guests enjoy access to:

Resort-style swimming pool  
Golf facilities  
Landscaped gardens and walking trails  
Barbecue and picnic areas  
Direct access to beachside living  
Relaxed holiday atmosphere all year round

This is more than just a property it's an opportunity to enjoy a lifestyle where every visit feels like a holiday.

### Property Features

Two bedrooms  
Fully furnished  
Open-plan living and dining area  
Reverse-cycle air conditioning  
Ceiling fans throughout  
Spacious timber entertaining deck  
Modern kitchen with quality appliances  
Dishwasher, microwave, washing machine and dryer included  
Surrounded by established native trees  
Access to resort pool and recreational facilities

Land Rates: Approx \$1,852.00 pa\*

Water Rates: Approx \$321.48 pa\*

Strata Fees: Approx \$3,835.61 per quarter\*  
Built: 2008  
Zoning: R15/30

Where the bush meets the beach and every day feels like a holiday,  
2/7 Panorama Drive offers the coastal escape you've been waiting for.

To arrange a viewing.

Contact:

Ian Watson —0428 887 599

Karen Watson —0419 905 203

LJ Hooker Property Experience South

Servicing the Mandurah and Peel Regions.

**DISCLAIMER:** This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however, buyers must make their own independent inquiries and must rely on their own personal judgment about the information included in this advertisement. Ian Watson, Karen Watson and LJ Hooker Property Experience provide this information without any express or implied warranty as to its accuracy or currency.

## MORE DETAILS

Property ID                   4TF3FF2  
Property Type               Unit

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GROUND FLOOR



FIRST FLOOR

THE FLOOR PLAN IS NOT TO SCALE; MEASUREMENTS ARE INDICATIVE AND IN METRES. EXTERIOR ELEMENTS ARE NOT IN POSITION. PLANS SHOULD NOT BE RELIED ON. INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES.