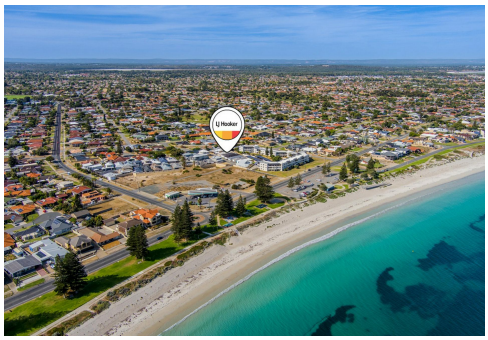








Safety Bay, 20/19 Malibu Road

Seaside Serenity: Your Secure Coastal Oasis Awaits!

3 2 2

For Sale
Offers over $669,000

View
ljhooker.com.au/4PFBFF2

Contact
Robert Kidnie
0401 076 916
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Seize the opportunity to claim this hidden gem, just a mere 150 meters from one of Western Australia's most pristine, sheltered marine park-listed beaches.

Step into luxury with this three double-bedroom, two-bathroom abode-a true must-see marvel! Crafted less an decade ago by the artisans at Invogue Builders, a distinguished member of the WA builders group, this home boasts solid brick walls that envelop you in a light, bright, and airy embrace. An open plan living and meals area beckons, alongside a remodelled kitchen and upgraded flooring, creating a haven of comfort in this sprawling single-level sanctuary. Each of the three bedrooms features ample double sliding robes, ensuring space for all.

Entertain or unwind in the sheltered alfresco area, adorned with newly fitted privacy screens-perfect for those tranquil days of seaside relaxation, with the soothing sounds of the ocean as your backdrop.

LJ Hooker

LJ Hooker Mandurah
(08) 9586 5555

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.

The double garage stands ready to accommodate, offering generous storage space and heightened ceilings to accommodate your 4x4's,oversized Utes and all your toys. Equipped with an electric up-and-over door, shopper entry and rear yard access, convenience is paramount.

Don't miss your chance to secure this coastal haven, where luxury meets security and serenity reigns supreme.

Key features of this amazing home:
*Freshly remodelled kitchen with integrated Asko dishwasher and self-cleaning oven
* Caesar stone bench tops
* Plumbed fridge recess
*generous ensuite with his and hers basins
* Mitsubishi reverse cycle and zoned ducted air-conditioning system (recently serviced).
* 5-kilowatt (20 panels) - solar panel system providing an endless supply of electricity to the grid. (Bills are next to nothing with a 4-person family).
*3M window tint/insulation
*Hybrid flooring with foam backing wrapped with new skirting boards
*LED down lights though-out
*extra roofing insulation
* Front and rear yards are super low maintenance with synthetic grass and paving

Other features:

* Block size: 267 sqm
* Property built: 2015
* Boutique gated complex
* Security-monitored cameras
* Secure fob entry ocean-side Estate
* Manicured communal gardens with visitor allocated car bays.
* Private entry to Reef Place Reserve
* Bus Stop —directly out front
* Rockingham station —7 mins
* Warnbro Station - 8 mins
Investors note:

Rental appraisal: $650 -$690
Council rates: $2055 approx.
Water Rates: $876 approx.
Strata Fees: $318/quarter

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. Rob Kidnie and LJ Hooker Mandurah provides this information without any express or implied warranty as to its accuracy or currency.

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More About this Property

Property ID	4PFBFF2
Property Type	Unit
House Size	122 m²
Land Area	267 m²
Including	Toilets (2)

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20/19 Malibu Road, Safety Bay

block size 267 m² | building 122m² | external 145m²

3 x 2 x 2 x

LJ Hooker

Rob Kidnie | 0401 076 916



Legend

1. Residence
2. Garage
3. Driveway
4. Patio

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*scale in metres. Dimensions are approximate. All information contained herein from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquirers.

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