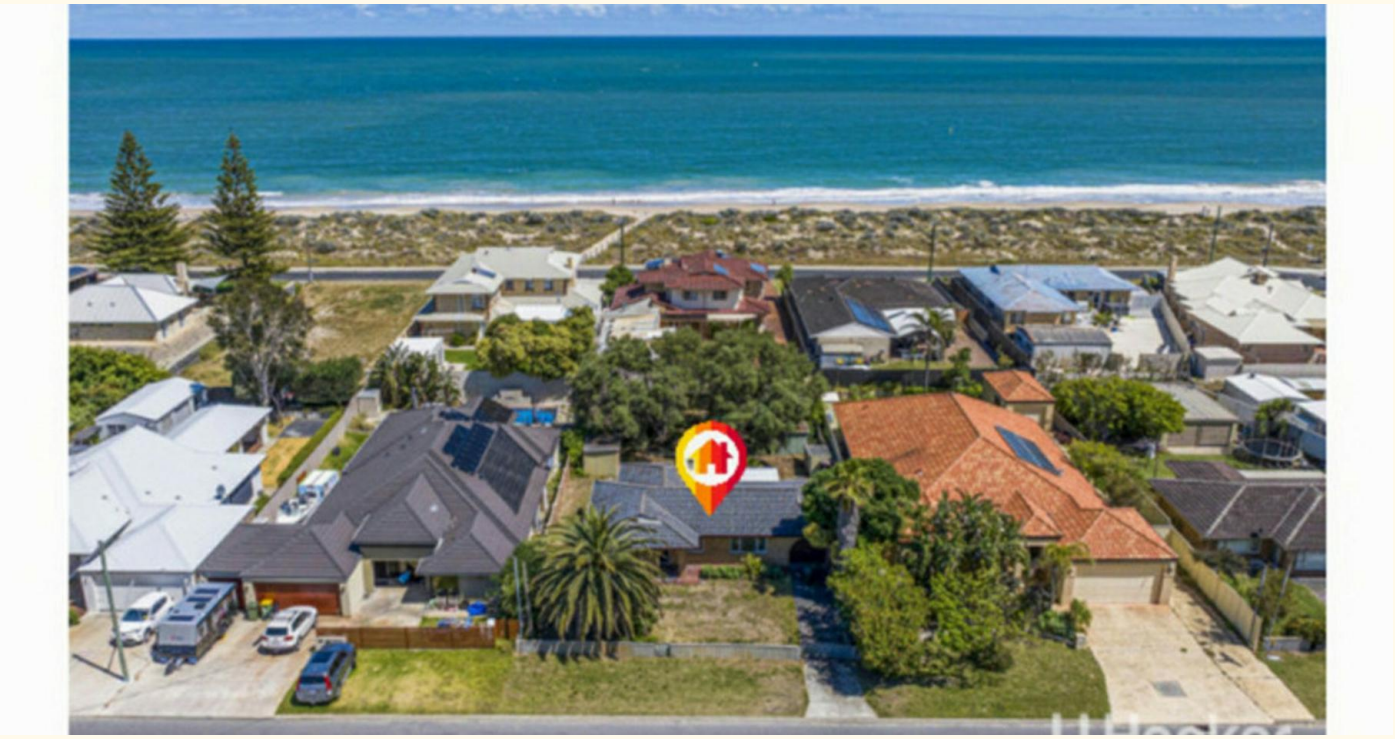








32 Tallas Road, Silver Sands

Room for the Boat, a Stroll to the Beach —How Good's This!

32 Tallas Road, Silver Sands
3 Bedrooms | 1 Bathroom | Single Garage | 809sqm Block

Grab the towel, chuck on the thongs and head for the sand. Less than 300 metres from Silver Sands Beach, this charming three-bedroom home puts a morning dip or an evening wander along the water well within reach. Better still, it's tucked back in a spot sheltered from the coastal winds.

And with a generous 809sqm block, there's room for more than just the beach gear. Park the boat or caravan out the front, bring your ideas and settle into a home with plenty of scope to make it your own.

Inside, two separate living areas mean you won't have to agree on what's on the telly. The front lounge has split-system air conditioning for those warm summer days, while the rear living room has a fireplace for when winter rolls around. There's also a sunroom-a handy spot for a cuppa and a bit of peace and quiet.

The updated kitchen gets on with the job, with a gas cooktop and overhead cupboards to keep the essentials tucked away. Three good-

3 1 2

FOR SALE
Offers Over $839,000

VIEW
By Appointment

AGENTS

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sized bedrooms, an updated bathroom with shower and vanity, and a separate toilet off the laundry round out the practical layout.

Out the back, there's space to get the garden going, plan a spot for the barbie or give the yard a fresh start. A rear shed provides useful storage, and the single garage comes with a manual roller door. There's potential to explore side access too, subject to suitability and any required approvals.

When you fancy leaving the cooking to someone else, Mandurah's foreshore, cafés and restaurants are within easy reach. Local shopping is close by as well, so picking up supplies doesn't need to become a major expedition.

Here's what's on offer:

Less than 300 metres to Silver Sands Beach, with shelter from the coastal winds

A generous 809sqm block with room to put your own stamp on it

Three good-sized bedrooms

Two separate living areas, plus a sunroom

Split-system air conditioning and a fireplace

Updated kitchen with gas cooktop and overhead cupboards

Updated bathroom and a separate toilet off the laundry

Single garage with manual roller door and a rear shed

Room out front for the boat or caravan

Potential side access, subject to suitability and approvals

Local shops nearby and easy access to Mandurah's foreshore, cafés and restaurants

Fancy rolling up your sleeves? There's scope to freshen things up over time or investigate a bigger renovation. If future development is on your radar, you'll need to check zoning, site suitability and approval requirements with the relevant authorities.

Whether you're chasing your first home, a coastal getaway or a place to tackle your next project, this one's worth a look. A good-sized block, the beach down the road and room for a few ideas of your own- there's a fair bit to like.

Give Ian and Karen Watson at LJ Hooker Property Experience a bell and come and take a look.

Ian Watson - 0428 887 599
Karen Watson - 0419 950 203
LJ Hooker Property Experience South
Proudly servicing Mandurah and the Peel Region.

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.

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MORE DETAILS

Property ID	4U12FF2
Property Type	House
Land Area	809 m2
Including	Toilets (1)

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TOTAL: 116 m2
1st floor: 116 m2
EXCLUDED AREAS: PORCH: 6 m2, WALLS: 8 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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