



Singleton, 13 Baudin Way

Coastal Luxury Redefined: Immaculately Renovated Oasis, Just Steps from the Indian Ocean

Discover your coastal dream in this fully, beautifully renovated 3-bedroom, 2-bathroom haven, located on a spacious 802m² block in the sought-after beachside suburb of Singleton, just a minute's stroll from the breathtaking Indian Ocean. Situated on a quiet street close to sandy beaches, parks, schools, and a shopping center, this home combines convenience with coastal tranquility.

Designed with family living in mind, the home offers two generous living areas and a cozy study nook, bathed in natural light from bay windows that invite the beauty of the outdoors in. Built from solid brick with roof insulation and air conditioning, this home is both stylish and practical.

Step into the master bedroom retreat, where luxury meets relaxation. A striking contemporary ensuite awaits, with a deep, freestanding soak tub and his-and-her basins

3 2 2

For Sale
Offers Over \$799,000

View
ljhooker.com.au/4QJ1FF2

Contact
Robert Kidnie
0401 076 916
rkidnie.mandurah@ljhooker.com.au



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set into a sleek stone benchtop, all framed by floor-to-ceiling 600mm tiles and accented by modern black finishes. Hybrid flooring flows seamlessly throughout, complementing every corner of this meticulously crafted space.

At the heart of the home, the brand-new kitchen is a chef's delight, complete with high-end appliances, 900mm soft-close drawers, and Caroma tapware, all bathed in warm light from LED downlights and Clipsal iconic slim-line switches.

Step outside, and you're greeted by an entertainer's paradise! The backyard boasts lush lawns and Merbau hardwood decking, perfect for gatherings. Established fig and pear trees provide a natural ambiance, and there's ample room for a future pool or even a potential granny flat (subject to council approval). Cozy up by the fire or conversation pit on cooler evenings, and enjoy this stunning property that feels brand new, thanks to the highest quality renovation and attention to detail.

Key details:

- Fully renovated 3-bedroom with built-ins, 2-bathroom and 2 car garage home
- 802m² block, moments from the Indian Ocean
- Two spacious living areas plus study nook
- Bay windows in the living room
- Master ensuite with freestanding soak tub and his-and-her stone-topped basins
- Hybrid flooring, LED downlights throughout with slimline clipsal iconic switches
- All-new kitchen with high-end appliances and Caroma tapware
- Roller Shutters privacy and security
- Expansive backyard with Merbau hardwood decking
- Established fig and pear trees and more than enough room for a pool and activities
- Fire pit for cozy winter nights
- Reticulation and bore for lush gardens and lawn
- 4m x 4m Shed

Your oasis awaits, don't miss out on making this exceptional home yours!

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More About this Property

Property ID	4QJ1FF2
Property Type	House
Including	Toilets (2)

Robert Kidnie 0401 076 916

Sales Executive | rkidnie.mandurah@ljhooker.com.au

LJ Hooker Mandurah (08) 9586 5555

68 Mandurah Terrace, MANDURAH WA 6210

mandurah.ljhooker.com.au | reception2.mandurah@ljhooker.com.au



LJ Hooker Mandurah
(08) 9586 5555

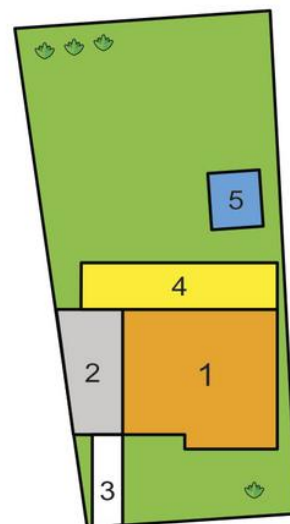
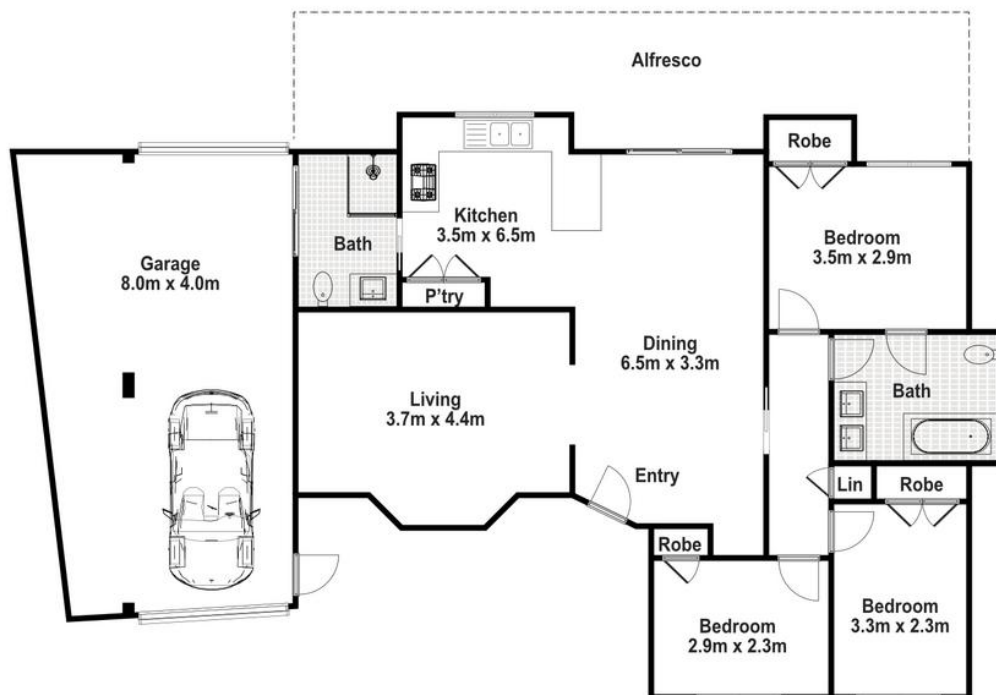
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13 Baudin Way, Singleton

block size 802 m² | building 119m² | 3 x 2 x 2 x



Rob Kidnie | 0401 076 916



Site Legend

1. Residence
2. Garage
3. Driveway
4. Alfresco
5. Shed



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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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