







Singleton, 34 Federation Drive

- UNDER OFFER - OPEN CANCELLED -Prime Beachside Block! Put Your Own Stamp On This Plentiful Family Home

4 2 2

For Sale
Under Offer

View
ljhooker.com.au/4PWYFF2

Contact
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This stunning 4-bedroom, 2-bathroom home with a double carport is now available for sale. Nestled in the highly sought-after neighborhood of Singleton, close to pristine beaches, top-rated schools, and lush parks, this property is perfect for a growing family or a savvy investor looking for a prime beach side opportunity.

Step inside this beautifully designed family home and be captivated by its spacious layout and modern finishes. The heart of the home is the open-plan living and dining area, ideal for entertaining guests. The gourmet kitchen is a chef's delight, featuring a large breakfast bar, ample bench and cupboard space, a 600mm gas cooktop, a separate built-in oven, a double sink, a pantry, and a large fridge recess. Whether you're hosting a dinner party or a casual family meal, this kitchen has everything you need.

LJ Hooker

LJ Hooker Mandurah
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We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Retreat to the grand master bedroom, a true sanctuary with a walk-in robe and an ensuite that boasts a luxurious spa bath-perfect for chilling out after a long day at work or a refreshing swim at the beach. The minor bedrooms are generously sized, all with built-in wardrobes, and are conveniently located near the secondary bathroom, ensuring morning routines are smooth and stress-free for the whole family. The study room at the entrance provides a quiet space for work or study.

Outside, the low-maintenance yard is perfect for relaxed outdoor living. The medium-sized garden shed offers additional storage, and the pedestrian side access via the carport has the potential to be expanded for a car, boat, or trailer. Enjoy the best of coastal living with the beach, local shopping center, and schools just a short distance away.

Property Features:

- Short walk to the beach, Harmony Park and Laurie Stanford Reserve sports oval and dog park
- Master bedroom with walk-in robe and ensuite with corner spa bath
- Good-sized minor bedrooms, all with built-in robes
- Multiple living areas
- Study room
- Double carport
- Low-maintenance yard with garden shed
- Potential to expand side access for a car, boat, or trailer
- Lakelands Station 7mins drive
- Kwinana (Perth) Freeway 7mins
- Land sixze: 757m2
- Living Area:199m2
- Built in 1996

- Water Rates $1,106 (approx.)
- Council Rates $ 2200 (approx.)

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 current

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More About this Property

Property ID	4PWYFF2
Property Type	House
House Size	199 m²
Land Area	756 m²
Including	Toilets (2) Built-in-Robes

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