



17 Jettyl Way, Wannanup

2013 Built Coastal Home On Established Street

- 4x2x2
- Enclosed Theatre Room
- Total building area 247.7m²
- 497m² lot
- Built in 2013 by Impressions The Home Builder

Step into this light-filled 4-bedroom, 2-bathroom residence located in the very desirable coastal enclave of Wannanup.




Set on a generous 497 m² block, the home offers excellent scope for family living, entertaining and future value uplift.

There's enough lawn area for the kids to kick the footy and the perfect sized private alfresco to entertain your friends and family.

Key Features & Highlights:

- Four well-sized bedrooms providing flexibility for family, guests or home-office.
- Two bathrooms ensuring comfort and convenience.
- Spacious open plan living and dining areas that flow seamlessly to outdoor zone.

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.

4  2  2 

FOR SALE

Best Offer Over \$895,000

AGENTS

Tony Dos Santos
0466 550 512
tdossantos.mandurah@ljhooker.com.au

AGENCY

LJ Hooker Mandurah
(08) 9586 5555

 LJ Hooker

- " Generous block size of approx. 497 m² - plenty of room for the kids, pets, outdoor play or future expansion.
- Prime location in Wannanup: enjoy the relaxed coastal lifestyle, just minutes away from beaches, estuary waterways and local amenities.

Why You'll Love It:

This home is the perfect choice for families looking to move into a vibrant coastal community, for those seeking a lifestyle upgrade, or investors aiming to secure a solid asset in a growth area.

The home features a modern floor plan with ample zones to either entertain or relax.

Act Now:

Properties of this calibre in this location are in high demand. Don't miss the opportunity to call 17 Jettyl Way your new address. Contact Tony today to arrange your private inspection before the first open home.

- ***Property Features****
- Light-filled open-plan living and dining zones
- Master bedroom with large walk-in robe. Ensuite with double vanity and shower
- 3 further spacious double bedrooms with BIR's
- Theatre
- Galley style kitchen with Corian bench tops and freestanding 900mm cook top / oven (note No dishwasher). Ample storage and breakfast bar
- Stylish finish and generous internal spaces
- Four generous bedrooms, including master with ensuite
- Outdoor entertaining space and secure backyard
- Double garage
- Split a/c in master & living
- Established garden with trees & plants (reticulated)
- ***Lifestyle Highlights****

Enjoy everything Wannanup has to offer - pristine beaches, the estuary, boat ramps, cafes, and scenic walking trails, all just moments from your door. This is coastal living at its best.

Head to the beach for a swim or pop over to the shops after walking the kids to Falcon Primary School, whatever your necessities this great family home is the perfect location for it all!

****Act fast - homes like this don't last long!****

MORE DETAILS

Property ID	4SAWFF2
Property Type	House
House Size	247.7 m ²
Land Area	497 m ²

Tony Dos Santos 0466 550 512

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

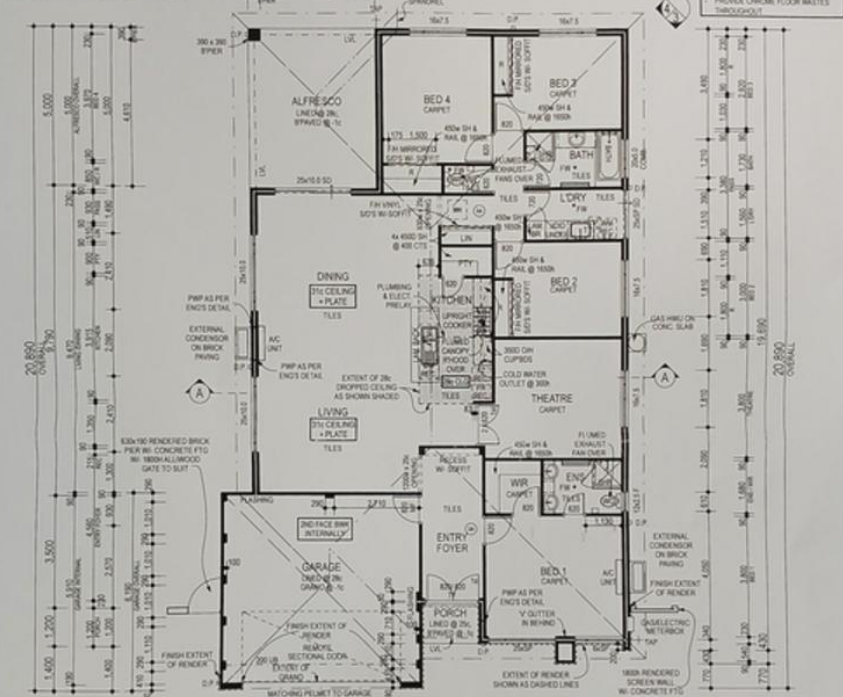
LJ Hooker Mandurah (08) 9586 5555

68 Mandurah Terrace, MANDURAH WA 6210

mandurah.ljhooker.com.au | hello.south@ljhpxp.com.au



AREAS	PERIM (M)	AREA (M ²)
HOUSE AREA	84.22	196.80
GARAGE	25.76	38.75
ALFRESCO	18.98	20.08
PORCH	6.58	2.38
TOTAL FLOOR AREA		
AREA (M ²) ON THE FLAT		273.04



NOTE
 R 4.0 INSULATION TO CEILING
 AREAS OF HOUSE & GARAGE ONLY
 LOCATION OF DOWN PIPES AND
 FLOOR WASTES ARE INDICATED
 ONLY & MAY BE CHANGED AT
 BUILDER'S DISCRETION
 PROVIDE ROOF RIG HOLDING DOWN
 STRAPS TO SCL 2.3.3.38
 20% CEILING THROUGHOUT HOUSE
 UNLESS OTHERWISE NOTED
 PROVIDE BULCO'S STANDARD
 ALARM SYSTEM UNMOUNTED
 PROVIDE WALL MOUNTED SPLIT
 SYSTEM AIR-CONDITIONING UNIT TO
 BULCO'S STANDARD
 PROVIDE CHARGE FLOOR WASTES
 THROUGHOUT

FLOOR PLAN
 SCALE 1:100

OWNERS COPY

Amended Plans
 as of 08-10-13

NOTE
 ROOF CONSTRUCTION AS PER
 ENGINEER'S DETAIL
 230 CAVITY BRICKWORK
 THIRD BOND FINISH
 EXTERNALLY

FINAL PLANS

Impressions
 The Home Builder

1800 100 1000
 1800 100 1000
 1800 100 1000
 1800 100 1000

REVISION	VO #	DATE	CHK	CLIENT
ENG. DETAILS	1	12.12.12	BJ	
SITING	1	20.01.13	BJ	
PS/VO	1	18.01.13	GB	
CONTRACT	1	18.01.13	GB	
CHKST	1	18.01.13	BJ	
VO	2-3	18.04.13	GB	
VO	4-5	20.08.13	BJ	
VO	6	20.08.13	BJ	

Sub-contractors to verify all dimensions on site.
 For more info see 'BIDDING' SECTION.

CLIENT
WATSON

ADDRESS
 LOT 1213 NO.17
 JETTYL WAY
 WANNANUP

CLIENT
THE VASSE

PROJECT SPEC
 DATE: 08.10.13

DATE: 08.10.13

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