



22 Karak Road, Wannanup

Family Home with Heated Salt Pool

- Best offer over \$899,000
- 4x2x2
- Built 2010
- Salt 3x6m Pool with heat pump
- 462m² lot
- 162m² internal floor area
- 218m² build area
- Huge pergola/outdoor entertainment area next to glass enclosed pool
- Family home just 1.4km from Avalon Beach
- Currently leased , occupation 20 Jan 2027

Just in time for summer with a very inviting heated pool and fantastic entertaining area.

This home has been thoughtfully updated with modern finishes that make everyday living simple and stylish.

The heart of the house is the very stylish kitchen, complete with stone benchtops and plenty of space to cook, gather, and share meals. Bonus extra BIC with space for double friidge next to kitchen.

The open-plan design connects seamlessly to the outdoor

4 2 2

FOR SALE

Best Offer Over \$899,000

VIEW

Sun 1st Nov @ 9:00AM - 9:30AM

AGENTS

Tony Dos Santos

0466 550 512

tdossantos.mandurah@ljhooker.com.au

AGENCY

LJ Hooker Mandurah

(08) 9586 5555

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.



entertaining area, perfect for weekend barbecues or quiet nights under the stars.

Highlights:

- Street front spacious main bedroom suite with dual walk in robes through to ensuite
- 3 Good sized family bedrooms to the rear with family bathroom
- Modern, kitchen with Omega Dishwasher, Artusi freestanding gas & electric oven
- Stone bench tops
- Modern bathrooms
- Sparkling 6m x 3.2m heated (heat pump) fibreglass pool
- Separate laundry with plenty of storage
- Reverse cycle airconditioning
- Open plan kitchen & dining with a private lounge to the front of the house
- 16 solar panels generating 4.5KW for energy efficiency

Living here means being part of a thriving coastal community where everything is close at hand. Schools, playgrounds, shops, and cafes are all within easy reach. Falcon Shopping Centre, Port Bouvard Surf Life Saving Club Dawesville's premier Ocean-Front Golf course are nearby.

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. Tony Dos Santos and LJ Hooker Property Experience provide this information without any express or implied warranty as to its accuracy or currency.

MORE DETAILS

Property ID 4U09FF2
Property Type House

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



