

6 Sunset View, Wannanup

## Beachside and Park Prime Location

- Offers over \$1,199,000 by 22 June Unless Sold Prior
- EXTRA wide and deep garage with roller drive through
- Overlooking tranquil park, 2 lots from ocean
- 3x2x4
- 481m<sup>2</sup> lot
- 252m<sup>2</sup> approx. internal floor area
- 46m<sup>2</sup> approx. alfresco area
- High ceilings throughout
- New outdoor motorised blinds (entire alfresco)
- Extra wide doors and passages
- Built 2003

Set date Sale: Offers over \$1,199,000 by 22 June (Unless Sold Prior)  
First Open Home Sunday 7 June (Unless Sold Prior)

Nestled in one of the areas most prized streets and positioned amongst multi-million-dollar beach front properties, this brilliant north facing single level home fronts directly onto the landscaped parkland.

There is a thoroughfare directly in front of this park, which allows easy access to the beach walkway & surf.

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.

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### FOR SALE

Best Over \$1,199,000 by 22 June  
Unless Sold Prior

### VIEW

Sun 14th Jun @ 11:30AM - 12:00PM

### AGENTS

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### AGENCY

LJ Hooker Mandurah  
(08) 9586 5555



The extra wide and deep garage offers extensive workshop space and is a major highlight of this home, as few homes this close to the beach have such proportioned garage allowance, plus a dedicated paved space for a smaller caravan on the verge.

The property is adorned with a spacious double door hallway entrance, and high ceilings, wide doors, and passages throughout. The layout is magnificent as it allows views of the parkland, at the same time being private and nestled away from any traffic.

The master bedroom is tiled and privately located to the front of the house and boasts a luxurious ensuite with spa bath & shower with his & her robe space.

The other two bedrooms are also tiled. Bedroom 2 is larger than bedroom 3, and a centrally located bathroom services this wing.

The living area is expansive with wooden blackbutt floors that have recently been sanded and polished,.

The wraparound terrace overlooking the beautiful, landscaped parkland is discreetly enclosed with gorgeous automated beige blinds from left to right pillar, offering different aspects to enjoy the morning and afternoon sun.

Offering quality fixtures and fittings:

- Granite bench tops in kitchen
- Jarrah kitchen cupboards
- Blackbutt (recently sanded & sealed) flooring
- Wet areas tiled to ceiling
- New LEDs throughout with eye catching pendant lighting above kitchen counter
- New plantation shutters
- Reverse cycle airconditioning
- New ceiling fans to all bedrooms
- Wheelchair accessible ie sinks & rails in showers & toilets.
- New safety security doors, new security screens on all opening windows
- Skylight
- New hot water system
- Upgraded front door
- Freshly painted internal walls & ceilings in a warm and fresh pallet
- New extra wide garage door
- Brand new floor to ceiling fully automated outdoor blinds wrapping entire alfresco
- Upgraded cisterns & taps
- New door & kitchen drawer handles throughout
- Massive garage/workshop with roller door, must be seen in person to be appreciated

Located a short walk to the amazing swimming beach of Avalon bay, you will enjoy this wonderful lifestyle.

**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 4TCGFF2  
Property Type House  
House Size 180 m2  
Land Area 481 m2

**Tony Dos Santos 0466 550 512**

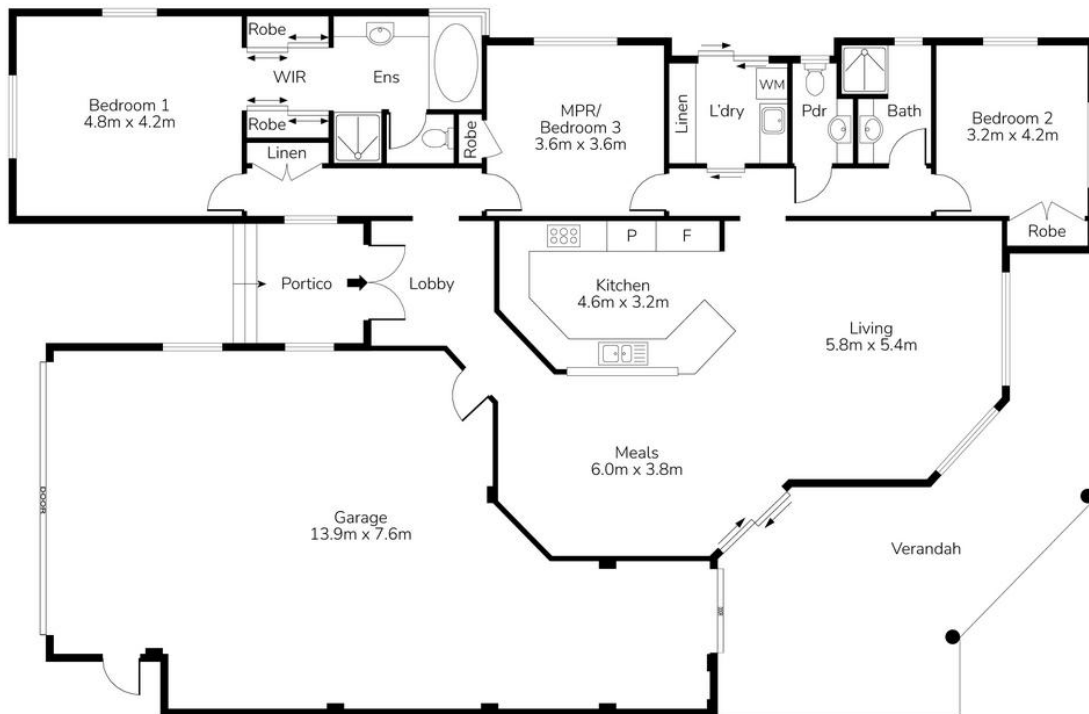
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INT: 252 m<sup>2</sup>  
EXT: 46 m<sup>2</sup>



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

## 6 Sunset View