



Waroona, 48 Woodley Heights

Some Dreams Really Do Come True!

It is our absolute pleasure to welcome you to the breathtaking property that is 48 Woodley Heights in Waroona! With views as far as the eye can see you will be truly amazed at what this property has to offer as soon as you drive in.

If the busy city has you yearning for the quieter life without compromise, then we urge you to consider this fantastic lifestyle property. Ideally located a stones throw from the Waroona Dam, 110km to Perth and 25km to Pinjarra you really have the best of both worlds here.

WHY BUY ME:

Unique rammed earth construction

Uninterrupted views over the peel region

Luxurious master suite with RC/AC, ceiling fan, WIR & direct access onto the front decking

Ensuite with granite tops and spa bath

Chefs kitchen with freestanding 900ml cooker, dishwasher, Thermolux wood stove and

4  2  2 

For Sale

Offers Over \$1,400,000

View

ljhooker.com.au/1517HND

Contact

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Disclaimer: 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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oven, walk in pantry and granite benchtops

Multiple living zones

Queen size minor bedrooms

Main bathroom with double vanity, expansive shower and stylish claw foot bath

Solid wood floors

High end finishings throughout

Vaulted ceilings throughout

Feature gas log fireplace

Solahart hot water service & secondary instant gas hot water service

6.5KW Solar System

Enclosed rear yard —perfect for keeping the pets and little ones safe

Tinted windows

Zoned, ducted reverse cycle air conditioning

Garage/ Workshop with bonus bathroom

Year-round spring fed dam

Water tank

Gated Entry

Natural bushland

This property must be seen to be appreciated. For further information contact exclusive agents Mitch Davidson & Emily Chappell from LJ Hooker Property Southwest on 0408 910 337 or 0447 340 344.

LAND RATES: Approx. \$2,269.31 p.a.

WATER RATES —NIL

BUILD YEAR: 2008

LAND SIZE: 3.89 Ha

More About this Property

Property ID	1517HND
Property Type	House
House Size	251 m ²
Land Area	3.89 hectare

Mitch Davidson 0408 910 337

Licensed Sales Agent / Branch Manager - Collie |
mitch.davidson@ljhsouthwest.com.au

Emily Chappell 0447 340 344

Buyers Representative for Mitch Davidson | emily.chappell@ljhsouthwest.com.au

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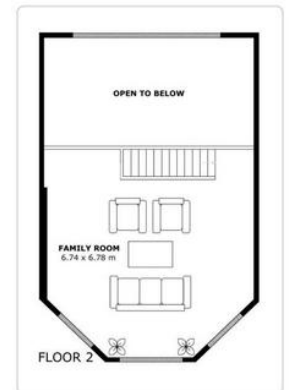
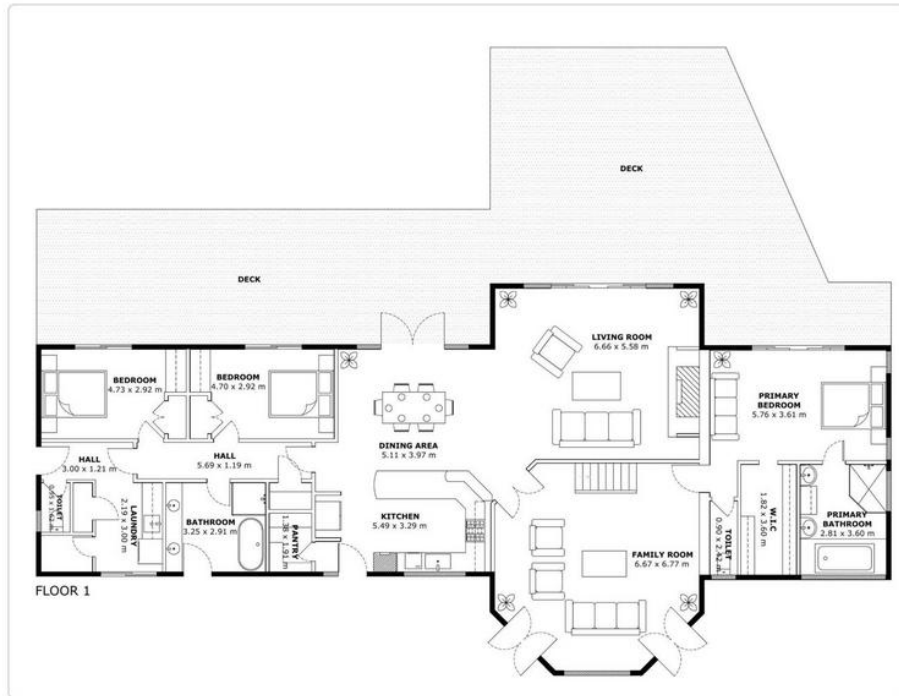
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48 WOODLEY HEIGHTS, WAROONA WA 6215

OFFERED BY: MITCH DAVIDSON

0408 910 337

mitch.davidson@ljsouthwest.com.au



FLOOR	FINISHED	GARAGE
	M ²	M ²
FLOOR 1	243 M ²	60 M ²
FLOOR 2	47 M ²	
TOTAL	290 M ²	60 M ²

PREPARED FOR THE EXCLUSIVE USE OF MITCH DAVIDSON, LJ HOOKER SOUTH WEST. MEASUREMENTS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY

VISION PITCH



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